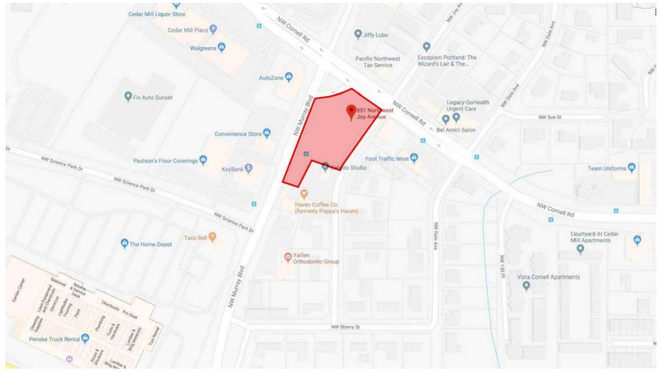
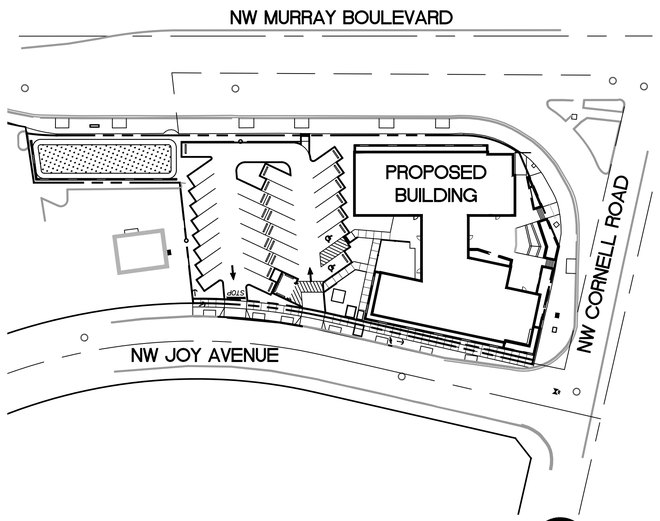
CEDAR GROVE



VICINITY MAP
NTS



SITE PLAN
SCALE: 1"=50'

BENCHMARK
VERTICAL DATUM: ELEVATIONS ARE BASED ON USGS BENCHMARK "K-206" WITH A PUBLISHED ELEVATION OF 253.26' AND REFERENCED TO NGVD '29 DATUM.

TAX LOT INFORMATION
SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	IRR	IRRIGATION
AD	AREA DRAIN	LT	LEFT
ASSY	ASSEMBLY	L/S	LANDSCAPE
BO	BLOWOFF	MAX	MAXIMUM
BOW	BACK OF WALK	ME	MATCH EXISTING
BV	BUTTERFLY VALVE	MH	MANHOLE
CB	CATCH BASIN	MIN	MINIMUM
C	CENTERLINE	NTS	NOT TO SCALE
CJ	CONSTRUCTION JOINT	NO	NUMBER
CONC	CONCRETE	OH	OVERHEAD
CONST	CONSTRUCT	OHW	OVERHEAD WIRE
COTG	CLEAN OUT TO GRADE	PC	POINT OF CURVATURE
CP	CONTROL POINT	PIV	POST INDICATOR VALVE
CWS	CLEAN WATER SERVICES	PNT	POINT
DC	DOUBLE CHECK	PRC	POINT OF REVERSE CURVATURE
DDC	DOUBLE DETECTOR CHECK	PT	POINT OF TANGENCY
DI	DUCTILE IRON	PVMT	PAVEMENT
D/W	DRIVEWAY	RD	ROOF DRAIN
DWG	DRAWING	RT	RIGHT
EJ	EXPANSION JOINT	ROW	RIGHT-OF-WAY
ELEV	ELEVATION	S=	SLOPE EQUALS
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
ER	END OF RETURN	SHT	SHEET
EXIST	EXISTING	SS	SANITARY SEWER
E	EXISTING	ST	STREET
FDC	FIRE DEPT. CONNECTION	STD	STANDARD
FDCL	FIRE DEPT. CONNECTION LINE	S/W	SIDEWALK
FF	FINISHED FLOOR ELEV.	TC	TOP OF CURB
FG	FINISHED GRADE	TEL	TELEPHONE
FH	FIRE HYDRANT	TEMP	TEMPORARY
FL	FLOW LINE	TP	TOP OF PAVEMENT
FP	FIRE PROTECTION	TYP	TYPICAL
FWL	FIRE WATER LINE	VG	VALLEY GUTTER
G	GAS	W	WATER
G=	GUTTER EQUALS	W/	WITH
GB	GRADE BREAK	WV	WATER VALVE
GV	GATE VALVE	WSE	WATER SURFACE ELEVATION
IE	INVERT ELEVATION		

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IMPERVIOUS AREA

	WITHIN PRIVATE PROPERTY (SF)
PROPOSED NEW BUILDING	9,357 SF
PROPOSED NEW IMPERVIOUS AREAS OTHER THAN BUILDINGS	18,521 SF
TOTAL IMPERVIOUS AREA	27,878 SF

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		CLEAN OUT
		FIRE HYDRANT
		WATER METER
		WATER VALVE
		THRUST BLOCK
		LIGHT
		UTILITY POLE
		SIGN
		TREE
		PROPERTY LINE/LOT LINE
		CENTERLINE
		EASEMENT LINE
288	288	CONTOUR
		CURB
X" SD	SD	STORM DRAIN
X" W	W	WATER
X" S	S	SANITARY SEWER
T	T	UNDERGROUND TELEPHONE
OH	OH	OVERHEAD UTILITIES
G	G	GAS
E	E	UNDERGROUND POWER
		SILT FENCE
	FACE OF WALL	RETAINING WALL

SHEET INDEX

REGISTERED PROFESSIONAL ENGINEER
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OREGON
JUNE 1, 2011
WILLIAM G. BRANNAM
EXPIRES 12-31-19

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CEDAR GROVE
812 & 822 NW MURRAY BLVD.
BEAVERTON, OREGON
COMMUNITY PARTNERS FOR AFFORDABLE HOUSING
LAND USE REVIEW

COVER SHEET

PROJECT NO.
15055

04.17.2019

REVISIONS: #

C0.00

GENERAL NOTES

1. ALL CONSTRUCTION, MATERIALS, AND WORKMANSHIP SHALL CONFORM TO THE LATEST STANDARDS AND PRACTICES OF THE CITY OF BEAVERTON, THE OREGON STRUCTURAL SPECIALTY CODE (BUILDING CODE), OREGON PLUMBING SPECIALTY CODE (PLUMBING CODE), AND THE OREGON FIRE CODE (FIRE CODE), LATEST EDITIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL WORK WITH THE OWNER.
3. ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
4. ALL EXCAVATORS MUST COMPLY WITH THE RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER, INCLUDING NOTIFICATION OF ALL OWNERS OF UNDERGROUND UTILITIES AT LEAST 48 BUSINESS DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090 AND ORS 757.541 TO 757.57. THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 503-232-1987 AND THE LOCAL "CALL 48 HOURS BEFORE YOU DIG NUMBER" IS 503-246-6699.
5. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS IS FOR INFORMATION ONLY AND IS NOT GUARANTEED TO BE ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF HUMBER DESIGN GROUP. POTHOLE ALL CROSSINGS AS NECESSARY BEFORE CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT CONFLICTS.
6. THE ENGINEER OR OWNER IS NOT RESPONSIBLE FOR THE SAFETY OF THE CONTRACTOR OR HIS CREW. ALL O.S.H.A. REGULATIONS SHALL BE STRICTLY ADHERED TO IN THE PERFORMANCE OF THE WORK.
7. TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE USED AS NEEDED. THE CONTRACTOR SHALL ADHERE TO THE CITY OF BEAVERTON EROSION CONTROL STANDARDS AS NECESSARY FOR EROSION CONTROL MEASURES.
8. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL ROADWAYS CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS.
9. CONTRACTOR TO ADJUST ALL EXISTING OR NEW FLEXIBLE UTILITIES (WATER, GAS, TV, TELEPHONE, ELEC., ETC.) TO CLEAR ANY EXISTING OR NEW GRAVITY DRAIN UTILITIES (STORM DRAIN, SANITARY SEWER, ETC.) IF CONFLICT OCCURS.
10. HUMBER DESIGN GROUP, INC. ASSUMES NO RESPONSIBILITY FOR ANY DISCREPANCIES ENCOUNTERED BETWEEN THE CURRENT FIELD CONDITIONS AND THE INFORMATION SHOWN ON THE SURVEY MAP. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.

GRADING NOTES

1. ALL SURFACES SHALL MEET EXISTING GRADES SMOOTHLY AND EVENLY AND MAINTAIN CONSTANT SLOPES UNLESS OTHERWISE NOTED ON PLANS.
   - PEDESTRIAN WALKWAYS 2.0% MAX. CROSS SLOPE.
   - ADA STALLS 2.0% MAX. SLOPE ANY DIRECTION.
   - LANDSCAPE 2.0% MIN. TO DRAIN.
   - ALL OTHER HARDSCAPES 1.0% MIN. TO DRAIN.
2. CONTRACTOR RESPONSIBLE FOR MAINTAINING EXISTING SITE AND DRAINAGE PATTERNS AND PROTECTION OF EXISTING ENGINEERED DRAINAGE FACILITIES.
3. CONTRACTOR SHALL EXERCISE CARE IN ALL OPERATIONS TO PROTECT EXISTING UNDERGROUND UTILITIES. ANY DAMAGE RESULTING FROM THIS WORK MUST BE RESTORED AT THE CONTRACTOR'S EXPENSE TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
4. CONTRACTOR SHALL REPLACE AND RESTORE AREAS NOT SCHEDULED FOR CONSTRUCTION TO THEIR ORIGINAL CONDITION AND TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
5. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS ADJACENT TO EXISTING TREES IN ORDER TO MINIMIZE DISTURBANCES TO TREE ROOTS. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AS INDICATED ON PLANS OR AT DRIP-LINE OF EXISTING TREES. NO PARKING VEHICLES UNDER TREES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND DISPOSAL OF EXISTING AC, CURBS, SIDEWALKS AND OTHER SITE ELEMENTS WITHIN THE PROJECT AREA. DISPOSE OF DEMOLISHED ITEMS OFF-SITE IN A LEGAL MANNER.
7. ACTUAL LINES AND GRADES OF EXCAVATION SHALL BE STAKED BY QUALIFIED SURVEYOR, BASED ON DIMENSIONS AND BEARINGS AS SHOWN ON THE PLANS CONTRACTOR SHALL RETAIN A SURVEYOR LICENSED IN OREGON.
8. ADJUST ALL INCIDENTAL STRUCTURES, MANHOLE LIDS, VALVE BOXES, ETC. TO FINISH GRADE.

PAVING NOTES

1. PAVING WILL NOT BE ALLOWED DURING WET OR COLD WEATHER, PER ODOT SPECIFICATIONS.
2. ALL CONSTRUCTION WITHIN THE CITY OF BEAVERTON RIGHT-OF-WAY SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN.
3. ALL CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERMITTED UNDER THE BUILDING PERMIT AS SHOWN ON PLANS PER CITY OF BEAVERTON STANDARD SPECIFICATIONS AND STANDARD DRAWINGS.

STORMWATER FACILITY NOTES

1. IMPORTED GROWING MEDIUM SHALL MEET REQUIREMENTS LISTED IN CWS DESIGN & CONSTRUCTION STANDARDS APPENDIX A.
2. CONTRACTOR SHALL NOT INSTALL IMPORTED GROWING MEDIUM UNTIL PLANTING IS READY TO BE INSTALLED.
3. ONCE GROWING MEDIUM IS INSTALLED IT SHALL BE PROTECTED FROM EROSION AND PLANTING SHALL BE INSTALLED AS SOON AS POSSIBLE.
4. ROCK MULCH SHALL BE INSTALLED AT BOTTOM OF FACILITY TO PROTECT SOIL FROM EROSION.
5. ANY OUTFALL, PIPE OR CURB OPENING SHALL HAVE PROTECTION INSTALLED PRIOR TO RECEIVING RUNOFF.
6. ANY PENETRATIONS THROUGH THE IMPERMEABLE LINER SHALL BE WATER TIGHT.

MATERIAL NOTES

1. MATERIALS SHALL BE NEW. THE USE OF MANUFACTURER'S NAMES, MODELS, AND NUMBERS IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE, AND USEFULNESS. PROPOSED SUBSTITUTIONS WILL REQUIRE WRITTEN APPROVAL FROM CITY ENGINEER PRIOR TO INSTALLATION.
2. ALL ON-SITE WATER, STORM AND SANITARY SEWER PIPE MATERIALS, FITTINGS SHALL CONFORM TO THE OREGON STATE PLUMBING SPECIALTY CODE, LATEST EDITION.
3. ON-SITE WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52, CONFORMING TO AWWA C151 OR APPROVED SPEC SUBSTITUTIONS. WATER MAIN BETWEEN THE METER VAULT AND BACKFLOW VAULT SHALL BE COPPER TUBING CONFORMING TO ASTM B88, SILVER SOLDER, OR APPROVED SUBSTITUTIONS.
4. ON-SITE STORM SEWER PIPE SHALL BE PVC PIPE CONFORMING TO ASTM D3034 SDR 35, OR HDPE PIPE (ADS 'N-12' OR APPROVED EQUAL) CONFORMING TO AASHTO M252 W/WATERTIGHT JOINTS, OR APPROVED SUBSTITUTIONS.
5. ON-SITE STORM SEWER PIPE WITH LESS THAN 2' OF COVER SHALL BE HDPE PIPE.
6. ON-SITE AREA DRAINS SHALL BE MANUFACTURED BY LYNCH CO., INC. OR APPROVED EQUAL.
7. ON-SITE SANITARY SEWER PIPE SHALL BE PVC PIPE CONFORMING TO ASTM D3034, SDR 35, OR APPROVED SUBSTITUTIONS.

UTILITY NOTES

1. ALL WATER AND SANITARY SEWER FACILITIES AND THE INSTALLATION THEREOF, SHALL FOLLOW THE CURRENT OREGON STATE PLUMBING SPECIALTY CODE AND THE CURRENT EDITION OF APWA WITH CITY OF BEAVERTON INSPECTION DURING CONSTRUCTION.
2. ALL TRENCH BACKFILL SHALL BE AS SHOWN ON THE PIPE BEDDING AND BACKFILL DETAIL. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER IS NOT PERMITTED.
3. CONNECTIONS TO EXISTING UTILITIES SHALL CONFORM WITH THE CITY OF BEAVERTON ENGINEERING DESIGN MANUAL AND STANDARD DRAWINGS.
4. ALL WATER AND FIRE PROTECTION PIPE SHALL HAVE MINIMUM 36-INCH COVER TO FINISHED GRADE.
5. ALL WATER LINES SHALL BE THOROUGHLY FLUSHED, CHLORINATED AND TESTED IN ACCORDANCE WITH THE OREGON STATE HEALTH DEPARTMENT PRIOR TO ANY METER HOOK-UP SERVICE.
6. BEGIN LAYING STORM AND SANITARY SEWER PIPE AT THE LOW POINT OF THE SYSTEM TRUE TO GRADE AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. ESTABLISH LINE AND GRADE FOR THE STORM AND SANITARY SEWER PIPE BY THE USE OF A LASER.
7. CONTRACTOR SHALL PREVENT SEDIMENTS FROM ENTERING THE STORM DRAINAGE SYSTEM.
8. CONTRACTOR TO MAINTAIN A MINIMUM 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN ALL EXISTING AND PROPOSED WATER AND SEWER LINES.
9. FOR CROSSINGS OF WATER LINES AND SANITARY SEWER LINES, THE OREGON STATE HEALTH DEPARTMENT CRITERIA SHALL APPLY.

11. DOMESTIC WATER SERVICE BACKFLOW ASSEMBLY SHALL BE INSTALLED PRIOR TO ANY BRANCHES IN THE DOMESTIC PLUMBING SYSTEM.
12. BACKFLOW ASSEMBLEY(IES) TO BE INSTALLED AT THE POINT WHERE THE WATER SERVICE ENTERS THE PROPERTY. IF APPROVED TO BE INSTALLED INSIDE OF BUILDING, ASSEMBLEY(S) MUST BE INSTALLED AT THE POINT WHERE SERVICE ENTERS, BETWEEN ONE AND FIVE FEET ABOVE THE FLOOR. ALTERNATE LOCATIONS MUST BE APPROVED BY WATER QUALITY INSPECTORS, PUBLIC WORKS DEPARTMENT (503-526-2220).
13. IF THE REDUCE PRESSURE (RP) BACKFLOW ASSEMBLY IS REQUIRED IT MUST BE INSTALLED AT LEAST 12" ABOVE FINISHED GRADE. RP DEVICE IS REQUIRED IF PROJECT IS HARVESTING RAINWATER.
14. CITY OF BEAVERTON SANITATION PERMIT REQUIRED TO DECOMMISSION EXISTING RESIDENTIAL CESSPOOLS OR DRYWELLS DISCOVERED DURING CONSTRUCTION.
15. EXISTING STORM OR SANITARY LATERALS TO BE UTILIZED FOR NEW SYSTEM MUST BE VIDEO INSPECTED WITH CITY INSPECTOR PRESENT PRIOR TO CONNECTION.
16. ALL WATER WORK IN THE PUBLIC RIGHT OF WAY IS BY THE CITY OF BEAVERTON PUBLIC WORKS DEPARTMENT. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS AT 503-526-2220.
17. ALL NEW DRYWELLS MUST BE ACCESSIBLE PER OREGON DEPARTMENT OF ENVIRONMENTAL SERVICES QUALITY REQUIREMENT.
18. PGE OR PACIFIC POWER SHALL OBTAIN PERMIT FROM CITY OF BEAVERTON TO INSTALL CONDUIT IN PUBLIC RIGHT OF WAY.
19. CONTRACTOR SHALL VACUUM OUT ALL TRAPPED INLETS, MANHOLES, AND DRYWELLS AT END OF PROJECT.

DUST CONTROL NOTES:

1. DUST SHALL BE MINIMIZED TO THE EXTENT PRACTICABLE, UTILIZING ALL MEASURES NECESSARY, INCLUDING, BUT NOT LIMITED TO:

   A. SPRINKLER HAUL AND ACCESS ROADS AND OTHER EXPOSED DUST PRODUCING AREAS.
   B. APPLYING AGENCY-APPROVED DUST PALLIATIVES ON ACCESS AND HAUL ROADS.
   C. ESTABLISHING TEMPORARY VEGETATIVE COVER.
   D. PLACING WOOD CHIPS OR OTHER EFFECTIVE MULCHES ON VEHICLE AND PEDESTRIAN USE AREAS.
   E. MAINTAINING THE PROPER MOISTURE CONDITION ON ALL FILL SURFACES.
   F. PREWETTING CUT AND BORROW AREA SURFACES.
   G. USE OF HAUL EQUIPMENT.

2. CONTRACTOR SHALL FURNISH AND INSTALL EQUIPMENT TO HAUL AND PLACE WATER. AN ADEQUATE SUPPLY OF WATER SHALL BE MAINTAINED AT ALL TIMES.

EROSION CONTROL NOTES

1. APPROVAL OF THIS EROSION, SEDIMENT AND POLLUTION CONTROL PLAN (ESPCP) DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
2. IT IS THE INTENT OF THESE PLANS AND SPECIFICATIONS TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT LEAVE THE WORK SITE. THE CONTRACTOR SHALL USE ALL AVAILABLE MEANS TO ACHIEVE THIS RESULT.
3. THE IMPLEMENTATION OF THESE ESPCP AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESPCP FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
4. THE BOUNDARY OF THE CLEARING LIMITS SHOWN ON THIS PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
5. THE ESPCP FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS OR VIOLATE APPLICABLE WATER STANDARDS.
6. THE ESPCP FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESPCP FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
7. THE ESPCP FACILITIES SHALL BE INSPECTED DAILY BY CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
8. THE ESPCP FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITH IN THE 24 HOURS FOLLOWING A STORM EVENT.
9. ALL STORM INLETS SHALL BE PROTECTED TO PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. CLEANING OF CATCH BASINS SHALL OCCUR WHEN SEDIMENT CONSUMES ONE-THIRD OF THE DEVICE STORAGE AREA. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
10. ALL AREAS DISTURBED BY CONSTRUCTION OF THIS PROJECT, NOT RECEIVING A HARD, DURABLE SURFACE SHALL BE GRASSED AND/OR LANDSCAPED AT EARLIEST PRACTICABLE TIME.
11. IN GENERAL, CONSTRUCTION SHALL PROGRESS FROM DOWNSTREAM TO UPSTREAM. THE CONTRACTOR SHALL CONSTRUCT ESC FACILITIES IN CONJUNCTION WITH ALL CLEARING, GRADING AND OTHER LAND ALTERATION ACTIVITIES.
12. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
13. TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN FUNCTIONAL AND IN PLACE UNTIL THEIR REMOVAL IS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL COMPLETELY RESTORE ALL AREAS DISTURBED BY REMOVAL OF TEMPORARY EROSION CONTROL MEASURES. REMOVED MATERIALS SHALL BECOME PROPERTY OF THE CONTRACTOR TO BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND JURISDICTIONS.
14. CONTRACTOR WILL PROVIDE TRUCKS THAT ARE WELL SEALED FOR TRANSPORTATION OF SATURATED SOILS/MATERIAL FROM THE SITE. A TRUCK MUST NOT LEAK LIQUIDS AT ANY RATE GREATER THAN 1 GAL./HR.
15. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH CWS DESIGN & CONSTRUCTION STANDARDS MANUAL.
16. SUPPLEMENTARY WET WEATHER MEASURES SHALL BE IN PLACE AND FUNCTIONING BY OCTOBER 1 AND REMAIN OPERATIONAL UNTIL APRIL 30.
17. SUPPLEMENTARY WET WEATHER MEASURES ARE IN ADDITION TO BASE MEASURES.
18. WHEN CONCRETE TRUCKS ARE USED, A SHALLOW PIT SHALL BE DUG FOR RESIDUAL CONCRETE, AGGREGATE AND WATER. TRUCKS THAT RECYCLE THIS RESIDUAL BACK INTO THE TRUCK MAY BE USED IN LIEU OF THE PIT.
19. IF FERTILIZERS ARE USED TO ESTABLISH VEGETATION, THE APPLICATION RATES SHALL FOLLOW THE MANUFACTURER'S GUIDELINES AND THE APPLICATION SHALL BE DONE IN SUCH A WAY TO MINIMIZE NURTRIENT-LADEN RUNOFF TO RECEIVING WATERS.
20. STOCKPILES SHALL BE LOCATED AWAY FROM THE CONSTRUCTION ACTIVITY AND SHALL BE STABILIZED OR COVERED AT THE END OF EACH WORKDAY.
21. SIGNIFICANT AMOUNTS OF SEDIMENT THAT LEAVE THE SITE SHALL BE CLEANED UP WITHIN 24 HOURS AND PLACED BACK ON THE SITE OR PROPERLY DISPOSED.
22. ALL EROSION AND SEDIMENT CONTROLS NOT IN THE DIRECT PATH OF WORK SHALL BE INSTALLED BEFORE ANY LAND DISTURBANCE.

SEDIMENT FENCE NOTES

1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST, WITH A 6-INCH MINIMUM OVERLAP, AND BOTH END SECURELY FASTENED TO THE POST, OR OVERLAP 2"x2" POSTS AND ATTACHED AS SHOWN IN SEDIMENT FENCE DETAIL INCLUDED IN THESE PLANS.
2. THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS WHERE FEASIBLE. THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6-FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 24-INCHES.
3. A TRENCH SHALL BE CUT ALONG SLOPE CONTOURS AND AROUND STOCKPILES FOR SILT FENCE INSTALLATION. THE FILTER FABRIC FENCE SHALL HAVE A MINIMUM VERTICAL BURIAL OF 6-INCHES. ALL EXCAVATED MATERIAL FROM THE FILTER FABRIC FENCE INSTALLATION SHALL BE FIRMLY REDEPOSITED ALONG THE ENTIRE TRENCHED AREA ON THE UPHILL SIDE OF AND AGAINST THE FENCE.
4. STANDARD OR HEAVY DUTY FILTER FABRIC SHALL HAVE MANUFACTURED STITCHED LOOPS TO FIT 2"x2" INSTALLATION POST. STAPLED FENCE PRODUCTS ARE NOT ALLOWED. STITCHED LOOPS SHALL BE INSTALLED ON THE UPHILL SIDE OF THE SLOPED AREA, WITH POST SPACED A MAXIMUM OF 6 FEET APART.
5. FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UP SLOPE AREA HAS BEEN PERMANENTLY PROTECTED AND STABILIZED.
6. SILT FENCES SHALL BE INSPECTED BY CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS, RELOCATIONS, OR ADDITIONS SHALL BE MADE IMMEDIATELY.
7. AT NO TIME SHALL MORE THAN 1-FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE UP SLOPE OF A SILT FENCE. SEDIMENT SHALL BE REMOVED OR RE-GRADED ONTO SLOPES AND THE SILT FENCE REPAIRED AND REESTABLISHED.

REGISTERED PROFESSIONAL ENGINEER 64500
OREGON
JUNE 1, 2011
WILLIAM G. BRANNAN
EXPIRES 12-31-19

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CEDAR GROVE
812 & 822 NW MURRAY BLVD.
BEAVERTON, OREGON

COMMUNITY PARTNERS FOR AFFORDABLE HOUSING

LAND USE REVIEW

CIVIL NOTES

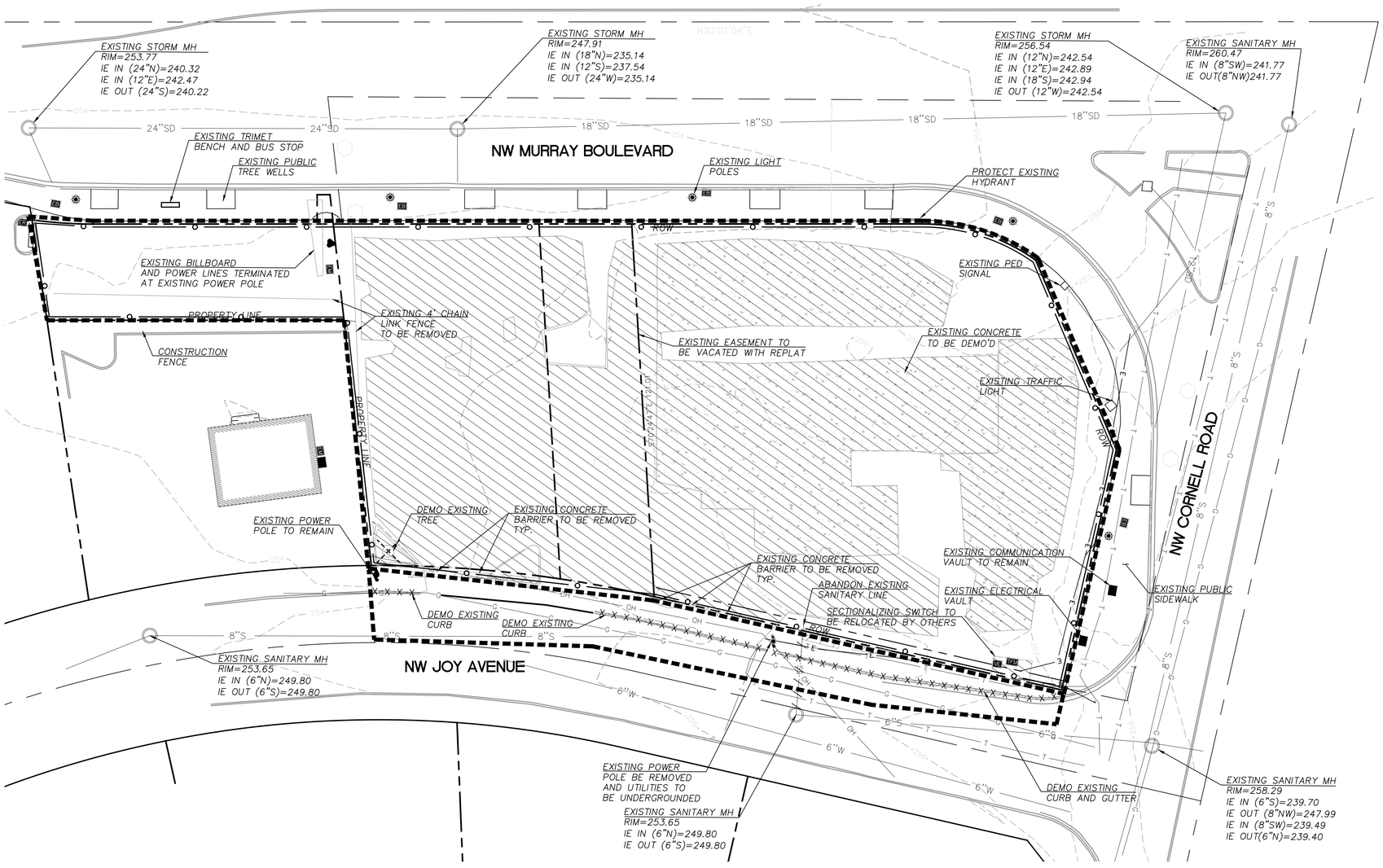
PROJECT NO. 15055

04.17.2019

REVISIONS: #

NOTE: DRAWINGS ARE AT HALF SCALE WHEN PRINTED AT 11X17

C0.01



EXISTING CONDITIONS AND DEMO PLAN

SCALE: 1"=20'

SHEET LEGEND	
ITEM	DESCRIPTION
	REMOVE EXISTING TREE
— — 288 — —	EXIST MINOR CONTOUR
— — 290 — —	EXIST MAJOR CONTOUR
·X·X·X·X·X·X·X·X·	REMOVE EXISTING CURB
·/·/·/·/·/·/·/·/·	ABANDON EXISTING UTILITY
	DEMOLISH EXISTING HARD SURFACE
——— o ———	CONSTRUCTION FENCE
▬ ▬ ▬ ▬ ▬	LIMITS OF WORK

GRAPHIC SCALE
0 20 40
1 inch = 20 ft.

REGISTERED PROFESSIONAL ENGINEER
64500
OREGON
JUNE 1, 2011
WILLIAM G. BRANNAN
EXPIRES 12-31-19

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BEAVERTON, OREGON

COMMUNITY PARTNERS FOR
AFFORDABLE HOUSING

LAND USE REVIEW

EXISTING CONDITIONS
AND DEMO PLAN

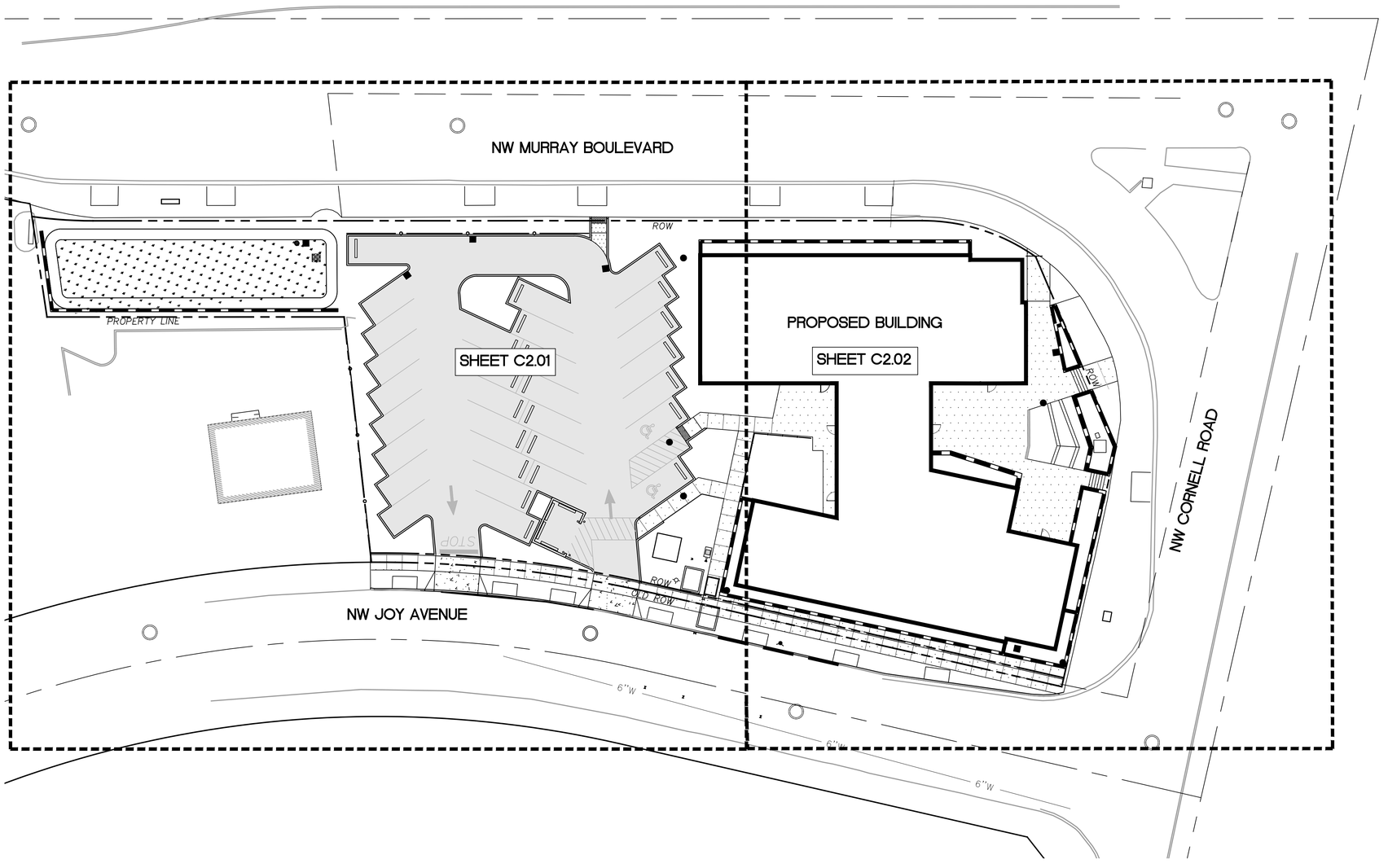
PROJECT NO.
15055

04.17.2019

REVISIONS: #

NOTE: DRAWINGS ARE AT HALF SCALE WHEN PRINTED AT 11X17

C1.00



OVERALL LAYOUT AND PAVING PLAN

SCALE: 1"=20'

SHEET LEGEND		
	CONCRETE SIDEWALK	1 C5.01, 4 C5.02
	ASPHALT PAVEMENT	4 C5.01
	RESIDENTIAL DRIVEWAY APPROACH	2 C5.02
	CAST-IN-PLACE WALL	
	STANDARD CONCRETE CURB	2 C5.01
	SAWCUT	
L	LANDSCAPING	SEE LANDSCAPE PLANS
	STORMWATER PLANTER	11 C5.00
	NO PARKING FIRE LANE SIGNAGE AND STRIPING (RED)	

GRAPHIC SCALE

0 20 40

1 inch = 20 ft.

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LAND USE REVIEW

OVERALL LAYOUT & PAVING PLAN

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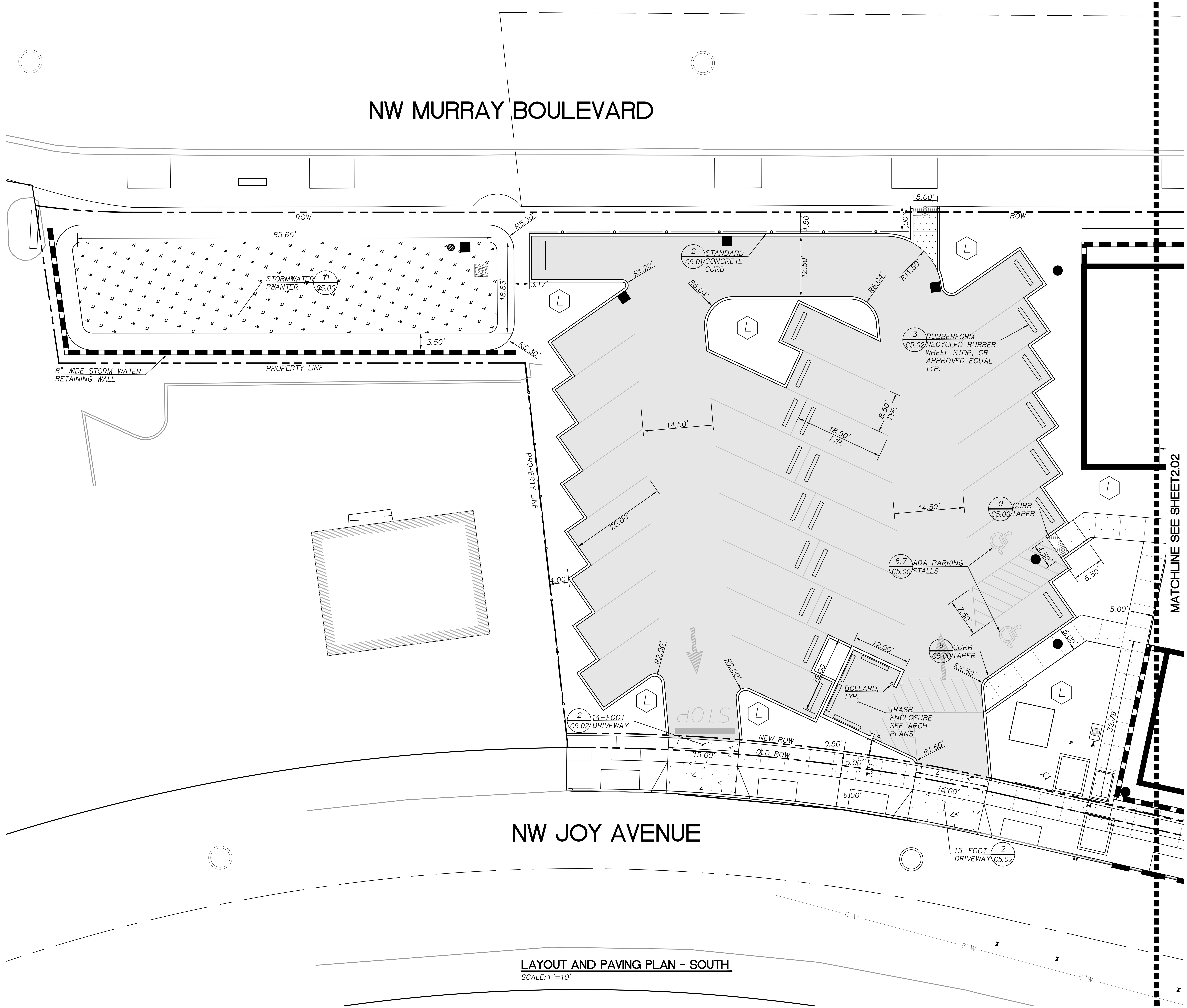

LAYOUT AND PAVING PLAN - SOUTH

SCALE: 1"=10'

SHEET LEGEND

	CONCRETE SIDEWALK	1 / C5.01, 4 / C5.02
	ASPHALT PAVEMENT	4 / C5.01
	RESIDENTIAL DRIVEWAY APPROACH	2 / C5.02
	CAST-IN-PLACE WALL	
	STORM WATER RETAINING WALL	SEE STRUCTURAL PLANS
	STANDARD CONCRETE CURB	2 / C5.01
	SAWCUT	
L	LANDSCAPING	SEE LANDSCAPE PLANS
	STORMWATER PLANTER	10 / C5.00
	NO PARKING FIRE LANE SIGNAGE AND STRIPING (RED)	

GRAPHIC SCALE

0 10 20

1 inch = 10 ft.

REGISTERED PROFESSIONAL ENGINEER 64500 OREGON JUNE 1, 2011 WILLIAM G. BRANNAN

EXPIRES 12-31-19

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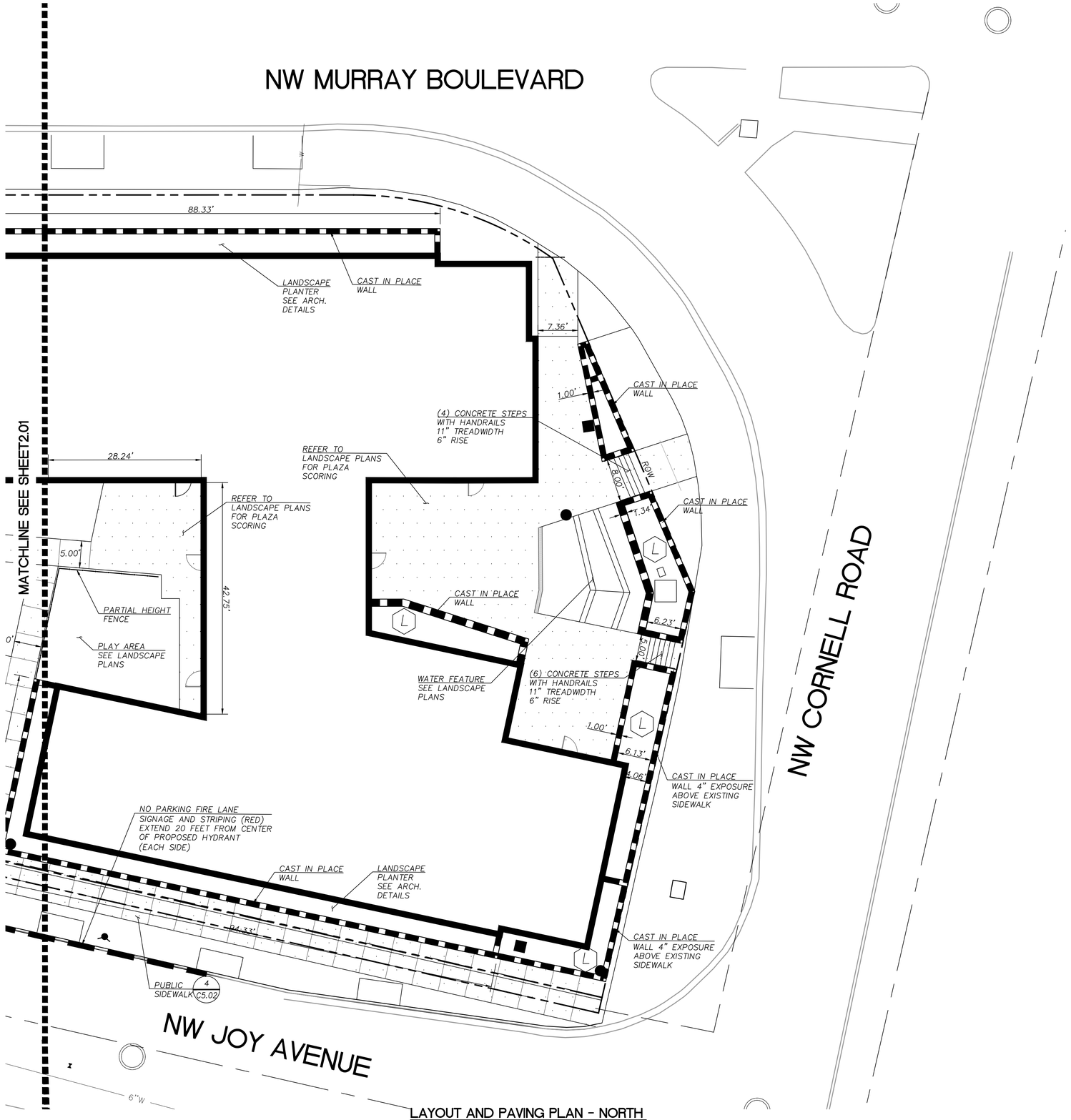

LAYOUT AND PAVING PLAN - NORTH

SCALE: 1"=10'

SHEET LEGEND		
	CONCRETE SIDEWALK	1 C5.01, 4 C5.02
	ASPHALT PAVEMENT	4 C5.01
	RESIDENTIAL DRIVEWAY APPROACH	2 C5.02
	CAST-IN-PLACE WALL	
	STANDARD CONCRETE CURB	2 C5.01
	SAWCUT	
L	LANDSCAPING	SEE LANDSCAPE PLANS
	STORMWATER PLANTER	10 C5.00
	NO PARKING FIRE LANE SIGNAGE AND STRIPING (RED)	

GRAPHIC SCALE
0 10 20
1 inch = 10 ft.

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LAYOUT & PAVING PLAN - NORTH

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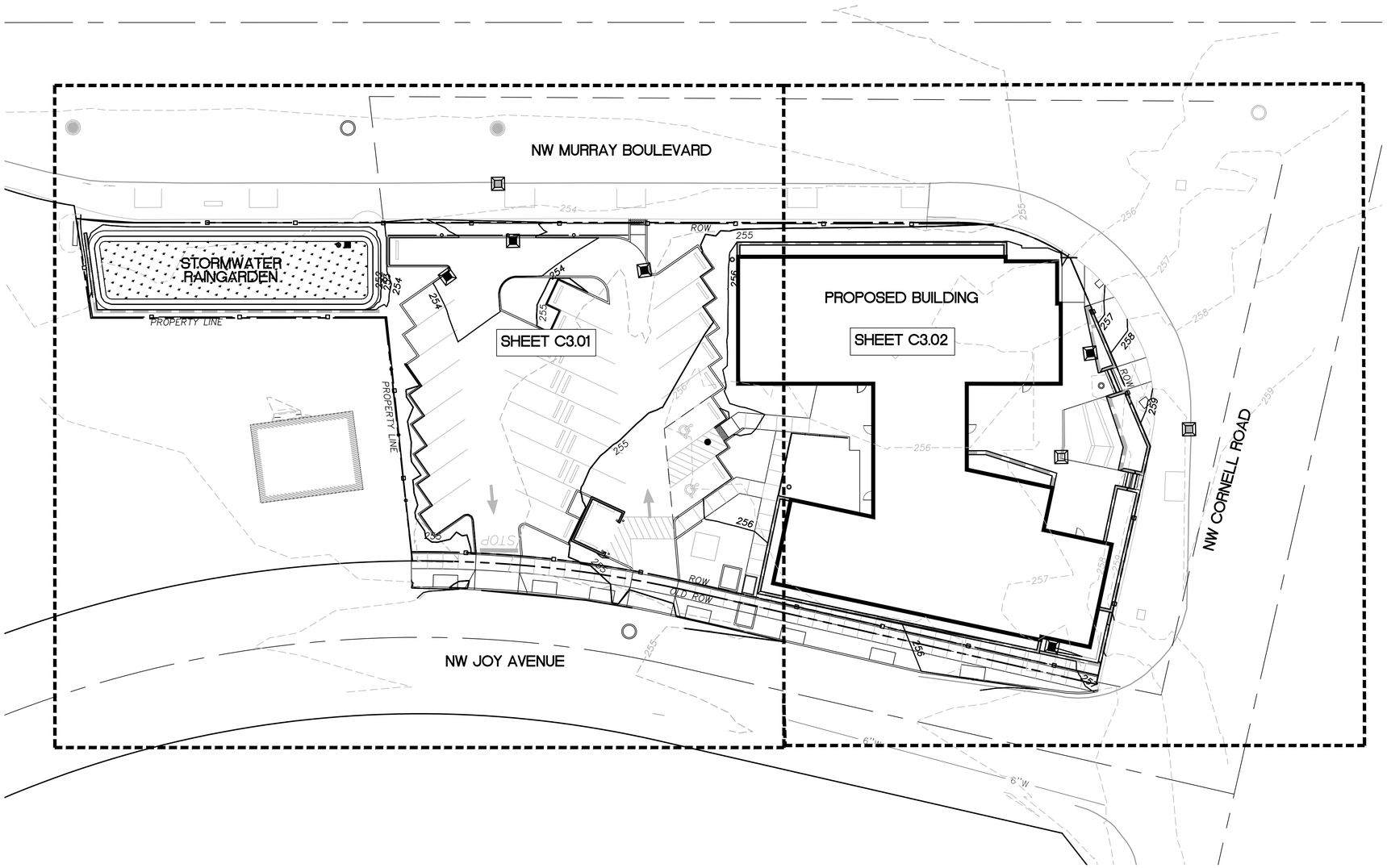

OVERALL GRADING PLAN

SCALE: 1"=20'

SHEET LEGEND

	EXISTING CONTOUR
XXX	PROPOSED CONTOUR – MAJOR
XXX	PROPOSED CONTOUR – MINOR
	SAWCUT
	GRADEBREAK LINE
	SWALE
TS	TOP OF STAIRS
BS	BOTTOM OF STAIRS
G	GRADE AT GUTTER
TC XXX.XX	GRADE AT TOP OF CURB
TP XXX.XX	GRADE AT TOP OF PAVEMENT
FF XXX.XX	FINISHED FLOOR ELEVATION
FG XXX.XX	FINISHED GRADE
TW XXX.XX	TOP OF WALL ELEVATION
BW XXX.XX	BOTTOM OF WALL ELEVATION
(E)	EXISTING
2.0%	SLOPE ARROW
	INLET PROTECTION — 6 / C5.02
	SEDIMENT FENCE — 5 / C5.02

SHEET NOTES

1. ALL LANDSCAPED AREAS WITHIN 5–FEET OF THE BUILDING PERIMETER WILL SLOPE AWAY FROM THE FOUNDATION – MINIMUM 5%
2. HARDSCAPE AREAS WILL BE SLOPED A MINIMUM OF ¼" PER FOOT AWAY FROM THE FOUNDATION AND HAVE MAXIMUM CROSS SLOPE OF 2%
3. INSTALL INLET PROTECTION ON ALL STORM INLETS 100' FROM SITE.

GRAPHIC SCALE
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1 inch = 20 ft.

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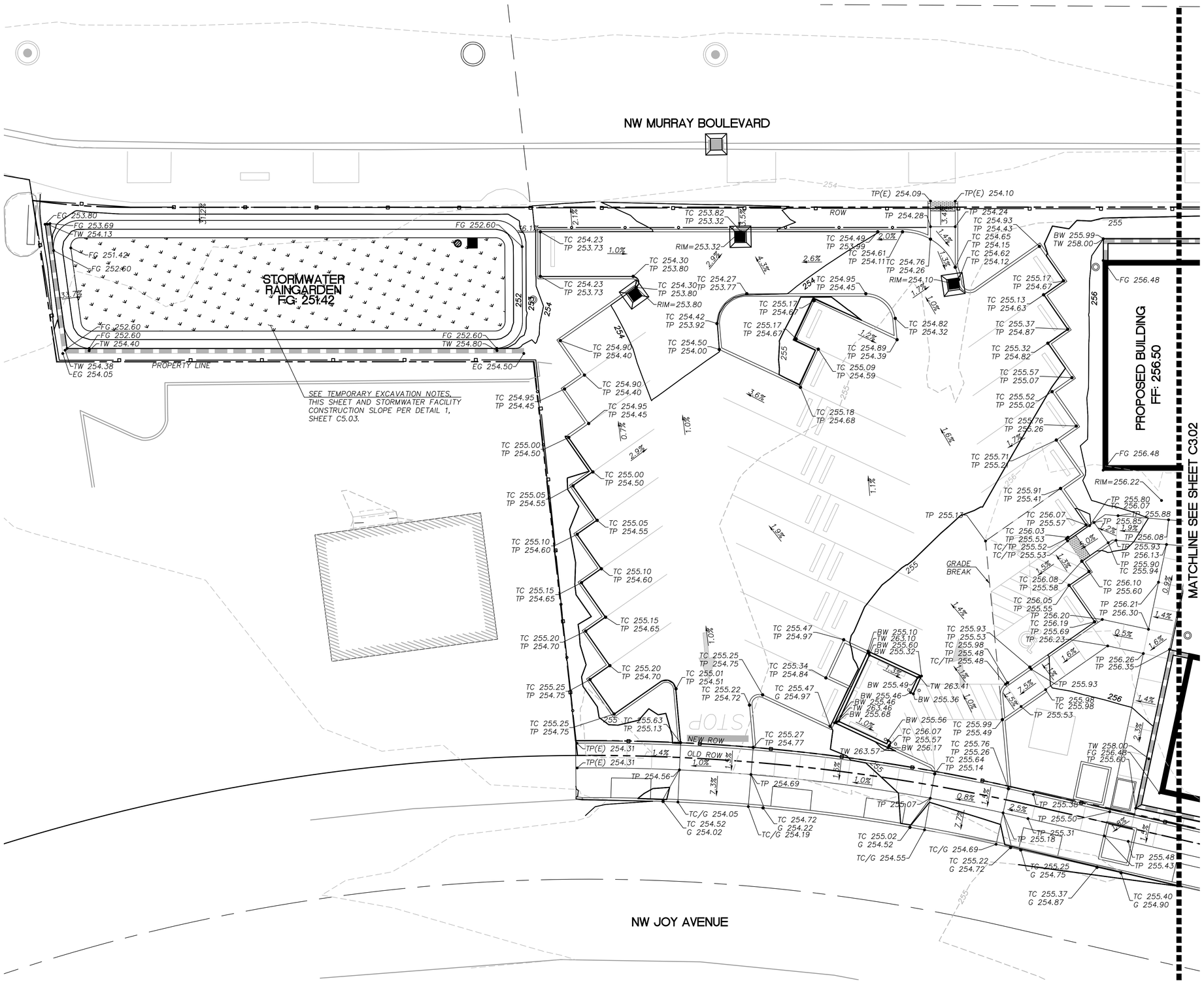

GRADING PLAN - SOUTH

SCALE: 1"=10'

GRAPHIC SCALE
0 10 20
1 inch = 10 ft.

SHEET LEGEND

- EXISTING CONTOUR
- XXX — PROPOSED CONTOUR – MAJOR
- XXX — PROPOSED CONTOUR – MINOR
- SAWCUT
- GRADEBREAK LINE
- SWALE
- TS — TOP OF STAIRS
- BS — BOTTOM OF STAIRS
- G — GRADE AT GUTTER
- TC XXX.XX — GRADE AT TOP OF CURB
- TP XXX.XX — GRADE AT TOP OF PAVEMENT
- FF XXX.XX — FINISHED FLOOR ELEVATION
- FG XXX.XX — FINISHED GRADE
- TW XXX.XX — TOP OF WALL ELEVATION
- BW XXX.XX — BOTTOM OF WALL ELEVATION
- (E) — EXISTING
- 2.0% — SLOPE ARROW
- INLET PROTECTION — 6 / C5.02
- SEDIMENT FENCE — 5 / C5.02

SHEET NOTES

1. ALL LANDSCAPED AREAS WITHIN 5-FEET OF THE BUILDING PERIMETER WILL SLOPE AWAY FROM THE FOUNDATION – MINIMUM 5%
2. HARDSCAPE AREAS WILL BE SLOPED A MINIMUM OF ¼" PER FOOT AWAY FROM THE FOUNDATION AND HAVE MAXIMUM CROSS SLOPE OF 2%
3. INSTALL INLET PROTECTION ON ALL STORM INLETS 100' FROM SITE.

TEMPORARY EXCAVATION NOTES

1. A PRE-GRADING MEETING MUST BE HELD ON SITE WITH THE OWNER, GRADING CONTRACTOR, GENERAL CONTRACTOR, AND GEOTECHNICAL ENGINEER PRESENT TO DISCUSS SAFETY REQUIREMENTS AND CONCERNS.
2. SAFETY BARRIERS, SUCH AS FENCING, MUST BE ESTABLISHED AND CONTINUOUSLY MAINTAINED AROUND THE EXCAVATION SITE
3. VERTICAL CUTS SHOULD BE COVERED WITH PLASTIC SHEETING WHEN DAILY RAINFALL TOTALS EXCEED 0.25 INCHES.
4. ALL DRAINAGE WATERS ABOVE THE EXCAVATION MUST BE DIRECTED AWAY FROM THE TOP OF THE EXCAVATED SLOPE. IF NECESSARY, A LINE OF SANDBAGS MUST BE PLACED AT LEAST 2 FT BEHIND THE TOP OF THE EXCAVATION TO DIRECT SURFACE DRAINAGE AWAY FROM THE SLOPE.
5. NO STOCKPILED SOILS OR MATERIALS, OR EQUIPMENT SHOULD OPERATE WITHIN 2 FT OF THE TOP OF THE EXCAVATION.
6. A GEOTECHNICAL ENGINEER SHOULD MAKE PERIODIC VISITS TO THE SITE WHILE THE EXCAVATION IS OPEN TO CONFIRM THAT THESE SAFETY RULES ARE BEING FOLLOWED.

REGISTERED PROFESSIONAL ENGINEER
64500
William Brannan
OREGON
JUNE 1, 2011
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GRADING PLAN - SOUTH

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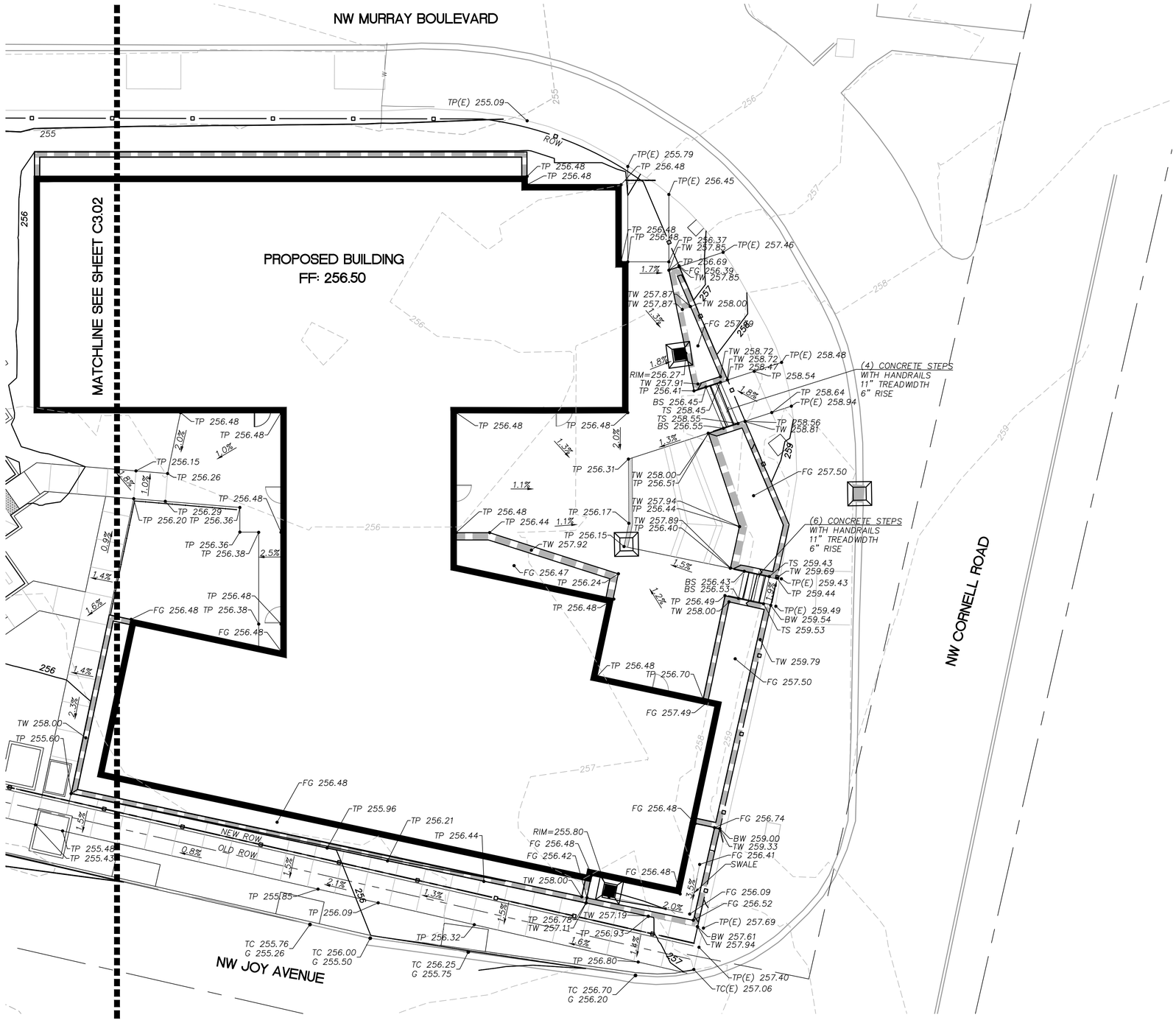

GRADING PLAN - NORTH

SCALE: 1"=10'

SHEET LEGEND

	EXISTING CONTOUR
XXX	PROPOSED CONTOUR – MAJOR
XXX	PROPOSED CONTOUR – MINOR
	SAWCUT
	GRADEBREAK LINE
	SWALE
TS	TOP OF STAIRS
BS	BOTTOM OF STAIRS
G	GRADE AT GUTTER
TC XXX.XX	GRADE AT TOP OF CURB
TP XXX.XX	GRADE AT TOP OF PAVEMENT
FF XXX.XX	FINISHED FLOOR ELEVATION
FG XXX.XX	FINISHED GRADE
TW XXX.XX	TOP OF WALL ELEVATION
BW XXX.XX	BOTTOM OF WALL ELEVATION
(E)	EXISTING
2.0%	SLOPE ARROW
	INLET PROTECTION (6 / C5.02)
	SEDIMENT FENCE (5 / C5.02)

SHEET NOTES

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GRAPHIC SCALE
0 10 20
1 inch = 10 ft.

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GRADING PLAN - NORTH

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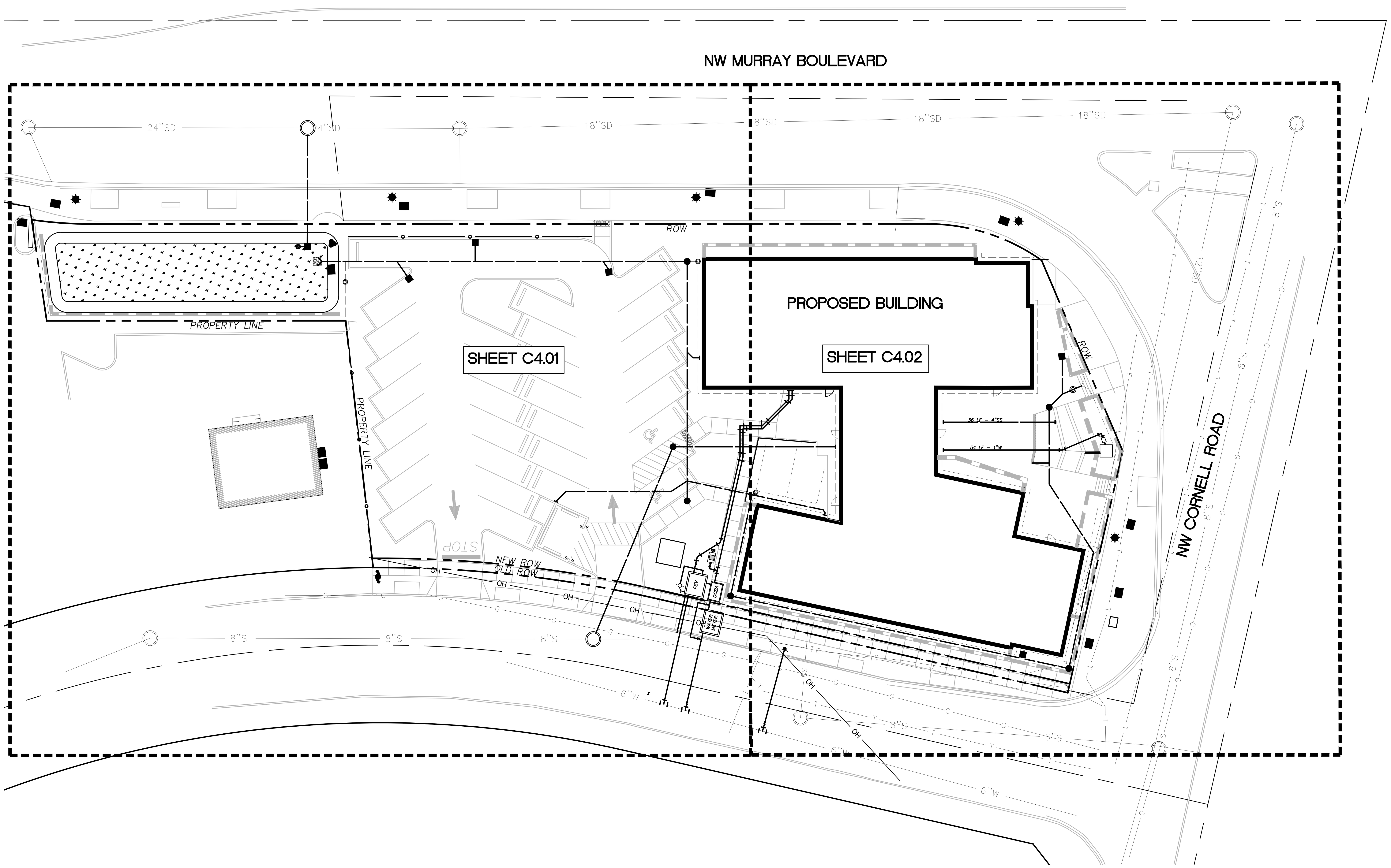

OVERALL UTILITY PLAN

SCALE: 1"=20'

SHEET ABBREVIATIONS

AD	AREA DRAIN
BWV	BACK WATER VALVE (CLEAN CHECK VALVE)
COTG	CLEAN OUT TO GRADE
DCBA	DOUBLE CHECK BACKFLOW ASSEMBLY
DWCTB	DOMESTIC WATER CONNECTION TO BUILDING
EX	EXISTING
FD	FOUNDATION DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FS	FIRE SERVICE (SPRINKLER WATER)
FSCTB	FIRE SERVICE CONNECTION TO BUILDING
FSV	FIRE SERVICE VAULT
OD	OVERFLOW DRAIN
POC	POINT OF CONNECTION
SD	STORM SEWER
SDPOC	STORM SEWER POINT OF CONNECTION
SS	SANITARY SEWER
WM	WATER METER

SHEET LEGEND

SYMBOL	DESCRIPTION
XLF–X"SD S=X.XXXX	PROPOSED STORM DRAIN
– – – – – – – –	FOUNDATION DRAIN
XLF–X"SS S=X.XXXX	PROPOSED SANITARY DRAIN
XLF–X"W	PROPOSED DOMESTIC WATER
XLF–X"FS	PROPOSED FIRE WATER
—— P ——	EXISTING POWER
—— G ——	EXISTING NATURAL GAS LINE
—— T ——	EXISTING TELEPHONE
DOUBLE CHECK BACKFLOW ASSEMBLY (DCBA)	6 / C5.01
WATER METER VAULT	7 / C5.01
FIRE SERVICE VAULT (FSV)	5 / C5.01
FIRE DEPARTMENT CONNECTION (FDC)	9 / C5.00
CATCH BASIN	5 / C5.00
AREA DRAIN	2 / C5.00
STORMWATER PLANTER	10 / C5.00
PROPOSED HYDRANT	8 / C5.01
TRENCH DRAIN	2 / C5.00

GRAPHIC SCALE

0 20 40

1 inch = 20 ft.

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OVERALL UTILITY PLAN

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C4.00

NW MURRAY BOULEVARD

24"SD 24"SD 24"SD 24"SD 24"SD 18"SD 18"SD 18"SD 18"SD

EXISTING STORM MH
RIM=253.77
IE IN (24"N)=240.32
IE IN (12"E)=242.47
IE OUT (24"S)=240.22

SDPOC
IE=237.16

35LF–8"SD
S=0.3403

EXISTING STORM MH
RIM=247.91
IE IN (18"N)=235.14
IE IN (12"S)=237.54
IE OUT (24"W)=235.14

OVERFLOW DRAIN AND ORIFICE STRUCTURE
IE=249.00

CATCH BASIN 2
RIM=253.82
IE=251.69

CATCH BASIN 3
RIM=254.10
IE=251.93

6LF–6"SD
S=0.0054

118LF–8"SD
S=0.0050

3LF–6"SD
S=0.0200

6LF–6"SD
S=0.0050

OUTFALL TO PLANTER ONTO CLASS 50 RIP RAP PAD

CATCH BASIN 1
RIM=253.83
IE=251.57

1,629 SF STORMWATER PLANTER

4" PERF PIPE
MIN. 0.50% SLOPE

BWV

SDCO

76LF–8"SD
S=0.0050

4" ROOF DRAIN CONNECTION
IE=255.23

MATCHLINE SEE SHEET 4.02

8LF–6"FS
90° BEND
10LF–6"FS
9LF–3"W
53LF–8"SS

SSCO

42LF–3"W
29LF–6"FS

TRASH ENCLOSURE ROOF GUTTER CONNECTION TO STORM SYSTEM

45LF–6"SD
S=0.0050

65LF–8"SS

34LF–8"SD
S=0.0050

SDCO

14LF–6"FS
1 1/4" IRR
BACKFLOW
VAULT

PAD MOUNTED ELECTRICAL TRANSFORMER SEE ELECTRICAL

PIV

DRAIN LINE TO FSV

FDC

FSV

DCBA

SDCO

WATER METER

POWER FOR SUMP PUMP SEE ELEC. PLANS.

2" BYPASS

SUMP PUMP DRAIN LINE DAYLIGHT TO CURB 2" ABOVE FLOWLINE

36LF–6"FS

2RLF–3"W

2RLF–6"FS

TAP TO EXISTING 6" PUBLIC WATER MAIN

6"W

OH

G

STOP

NW JOY AVENUE

8"S 8"S 8"S 8"S 8"S 8"S

EXISTING SANITARY MH
RIM=253.65
IE IN (6"N)=249.80
IE OUT (6"S)=249.80

8" PUBLIC SSPOC TO PROPOSED SS MANHOLE. FIELD VERIFY EXISTING SANITARY ELEVATION.

UTILITY PLAN – SOUTH

SCALE: 1"=10'

GRAPHIC SCALE
0 10 20
1 inch = 10 ft.

SHEET ABBREVIATIONS

AD	AREA DRAIN
BWV	BACK WATER VALVE (CLEAN CHECK VALVE)
COTG	CLEAN OUT TO GRADE
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SHEET LEGEND

SYMBOL	DESCRIPTION
XLF–X"SD S=X.XXXX	PROPOSED STORM DRAIN
	FOUNDATION DRAIN
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DOUBLE CHECK BACKFLOW ASSEMBLY (DCBA)	6 / C5.01
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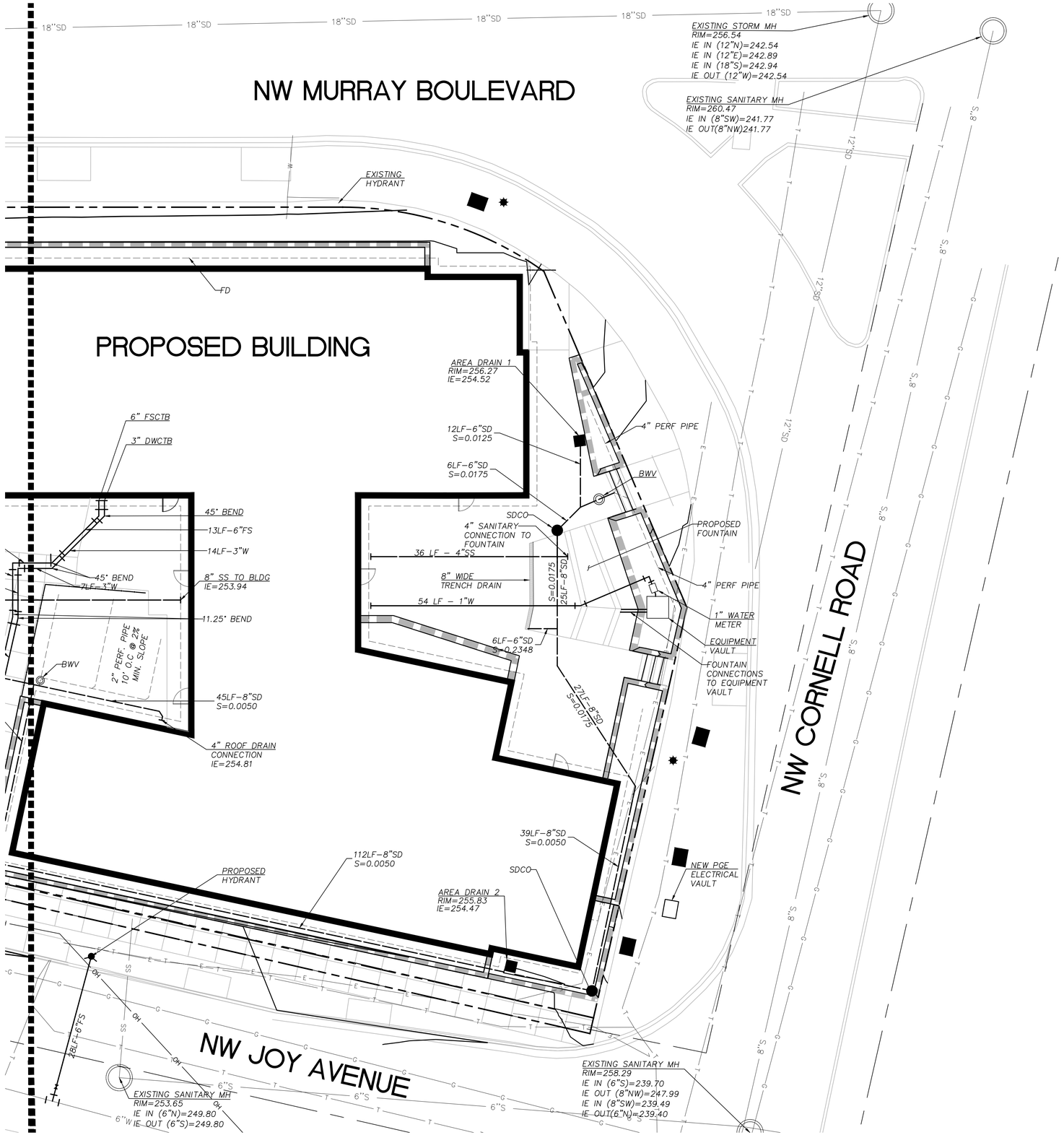

UTILITY PLAN - NORTH

SCALE: 1"=10'

SHEET ABBREVIATIONS

AD	AREA DRAIN
BWV	BACK WATER VALVE (CLEAN CHECK VALVE)
COTG	CLEAN OUT TO GRADE
DCBA	DOUBLE CHECK BACKFLOW ASSEMBLY
DWCTB	DOMESTIC WATER CONNECTION TO BUILDING
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SYMBOL	DESCRIPTION
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	FOUNDATION DRAIN
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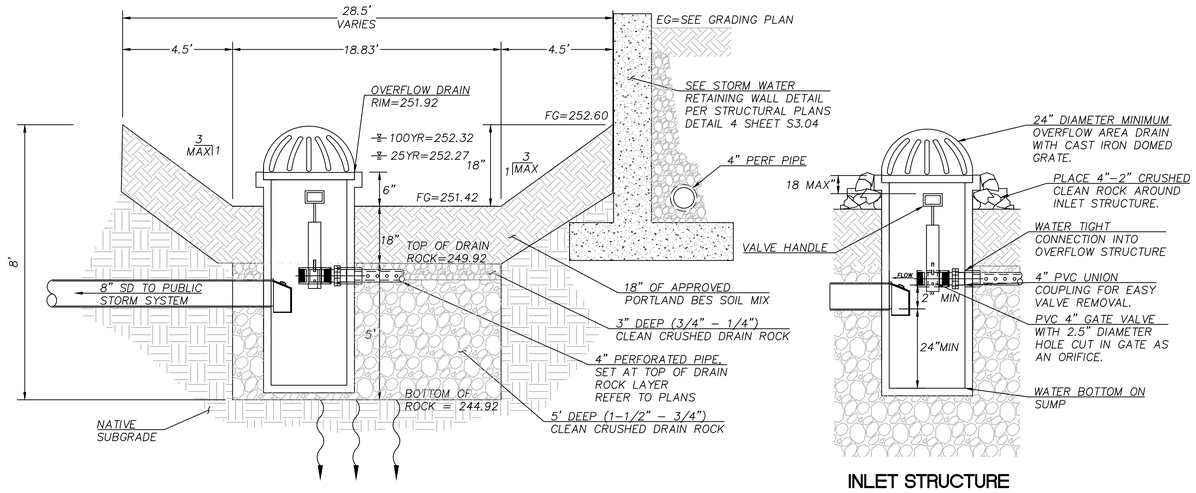


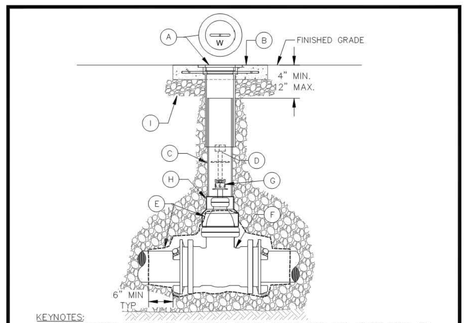
INLET STRUCTURE

NOTES:

1. PUBLIC WATER QUALITY AND/OR QUANTITY SYSTEM
2. PROVIDE OVERFLOW CONVEYANCE SYSTEM, OVERFLOW CONVEYANCE HEIGHT TO ALLOW 6" MAXIMUM PONDING, PIPING TO A MINIMUM OF THE PLUMBING CODE OR CONVEY THE 25 YEAR STORM.
3. IF USING THE NATIVE SOIL INFILTRATION FOR SIZING THE RATE SHALL BE DETERMINED BY ASTM STANDARD TESTING METHODS.
4. FLOW DISSIPATORS SHOULD BE USED IF ENTRY SLOPE TO THE BASIN IS GREATER THAN 3:1. FLOW DISSIPATORS SHALL BE CONSTRUCTED OUT OF ROCK OR GRAVEL PER DESIGN FLOW VELOCITY AT ENTRY OF THE FACILITY.
5. TREATMENT AREA SHALL HAVE HIGH DENSITY JUTE OR COCONUT MATTING OVER 18" MINIMUM OF GROWING MEDIUM OR BASE STABILIZATION METHOD AS APPROVED BY THE DISTRICT.
6. VEGETATION TO BE USED IN WET AREAS OF THE BASIN IS PER APPENDIX "A" OF R&O 07-20 FOR THE WET MOISTURE CONDITIONS.
7. VEGETATION TO BE USED IN OTHER AREAS OF BASIN CONFORMS TO PLANT LIST APPROVED BY DISTRICT.

11 VEGETATED STORMWATER RAINGARDEN

NTS



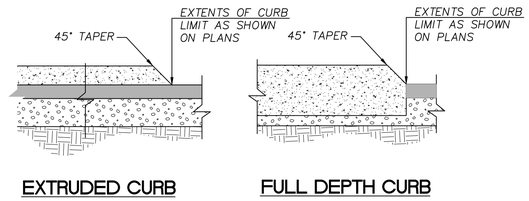
KEYNOTES:

A. EAST JORDAN #77-6 (OR APPROVED EQUAL) VALVE BOX AND COVER WITH "W" CAST IN TOP SURFACE. VALVE BOX SHALL BE PLUMB, CENTERED ON AXIS OF OPERATING NUT, AND SHALL NOT REST ON OPERATING ASSEMBLY.
B. UNPAVED AREAS ONLY: PROVIDE 4" THICK CONCRETE PAD OVER 4" COMPACTED 1"-0" CRUSHED ROCK. PAD SHALL EXTEND OF A MINIMUM OF 6" AROUND VALVE BOXES. REINFORCE CONCRETE WITH #4 REBAR MAX 12" O.C. CENTERED VERTICALLY IN SLAB. PROVIDE 3" CLEARANCE FROM EDGES AND PENETRATIONS.
C. 6" TYPE SDR 35 PVC, D3034 PIPE SPACER. LENGTH AS NECESSARY.
D. OPERATOR EXTENSION REQUIRED WHEN VALVE NUT IS 60" OR DEEPER FROM FINISHED GRADE. SEE DETAIL 403.
E. WRAP VALVE WITH V-BIO® POLYETHYLENE ENCASEMENT, OR APPROVED EQUAL PRIOR TO BACKFILLING. EXTEND POLYETHYLENE 6" MINIMUM BEYOND VALVE AND SECURE TO PIPE WITH 10 MIL PVC TAPE. SEE DETAIL 301.
F. VALVES 8" AND SMALLER SHALL BE MJ GATE VALVES. VALVES 10" AND LARGER SHALL BE MJ BUTTERFLY VALVES. STANDARD LOCATION FOR BUTTERFLY VALVE OPERATORS - NORTH AND EAST SIDE OF MAIN.
G. 2" SQUARE OPERATING NUT.
H. 8"x6"PVC SDR35 REDUCER SXS, CONNECT TO D3034 PIPE USING A COMPATIBLE PVC CEMENT.
I. COMPACTED ROCK.

Tualatin Valley Water District	DESIGNED: KLS	TYPICAL VALVE SETTING	DATE: 3/1/2018
1850 SW 170th Ave. Beaverton, OR 97003 (503) 848-3000 www.tvwd.org	APPROVED: NWA		DETAIL 402
	SCALE: NONE		

10 TYPICAL VALVE SETTING

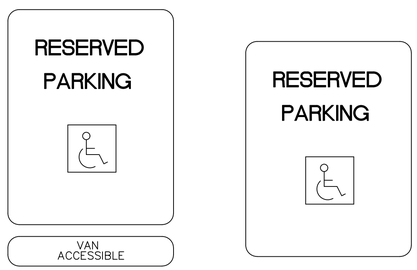
NTS



EXTRUDED CURB FULL DEPTH CURB

9 CURB TAPER

NTS

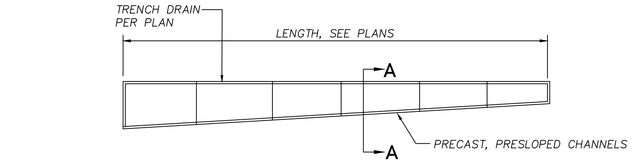


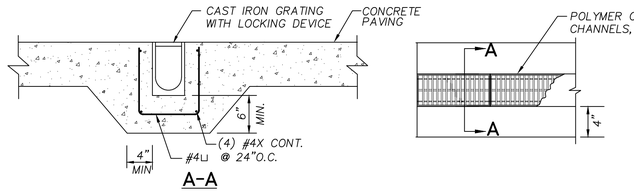
VAN ACCESSIBLE STANDARD

NOTE:
1. INSTALL OREGON APPROVED ACCESSIBLE STALL SIGNS.

8 ACCESSIBLE PARKING SIGN

NTS

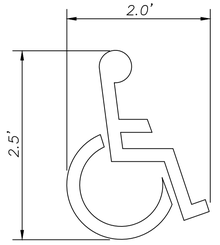




NOTES:
1. PRE-FORMED, PRE-SLOPED TRENCH DRAINS MADE OF POLYMER CONCRETE.
2. CAST IRON HEAVY DUTY GRATING SHALL BE USED (INTERLOCKING W/ PROTECTIVE REINFORCED EDGE).
3. SYSTEM SHALL BE INSTALLED PER MANUFACTURES INSTRUCTIONS W/ ACCESSORIES OF SAME MATERIAL AS CHANNELS.
4. INVERT ELEVATIONS ARE BASED ON ACO POLYMER PRODUCTS AND WILL NEED TO BE REVISED IF A SUBSTITUTION PRODUCT IS USED.

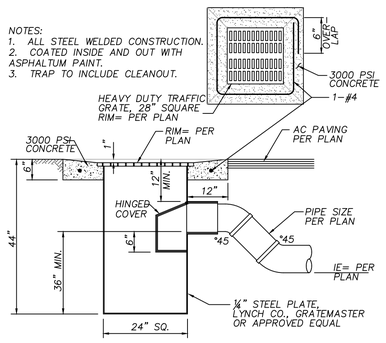
7 TRENCH DRAIN

NTS



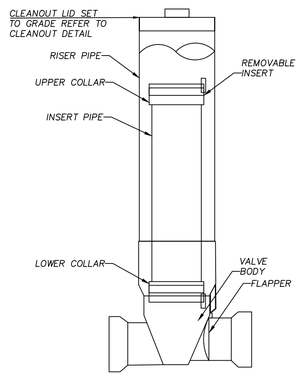
6 ACCESSIBLE PARKING EMBLEM

NTS



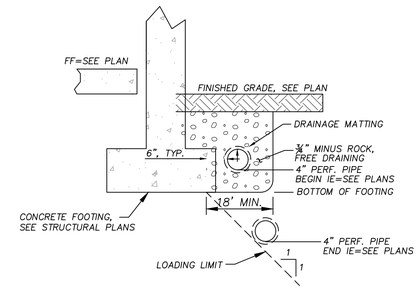
5 CATCH BASIN

NTS



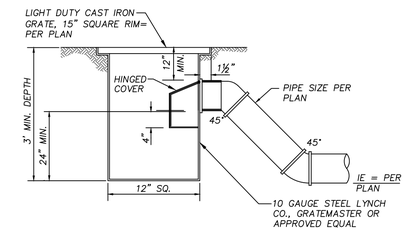
4 BACK WATER CLEAN CHECK VALVE

NTS



3 FOUNDATION DRAIN

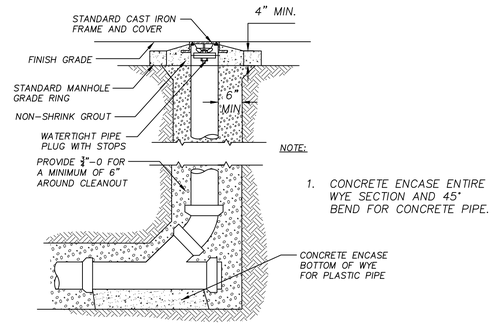
NTS



NOTES:
1. ALL STEEL WELDED CONSTRUCTION. COATED
2. INSIDE AND OUT WITH ASPHALTUM PAINT.
3. TRAP TO INCLUDE CLEANOUT.

2 AREA DRAIN

NTS



1. CONCRETE ENCASE ENTIRE WYE SECTION AND 45° BEND FOR CONCRETE PIPE.

1 CLEAN OUT

NTS

REGISTERED PROFESSIONAL ENGINEER
64500
William Brannan
OREGON
JUNE 1, 2011
WILLIAM G. BRANNAN
EXPIRES 12-31-19

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503 243 2622 www.carletonhart.com

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CEDAR GROVE
812 & 822 NW MURRAY BLVD.
BEAVERTON, OREGON
COMMUNITY PARTNERS FOR AFFORDABLE HOUSING
LAND USE REVIEW

CIVIL DETAILS

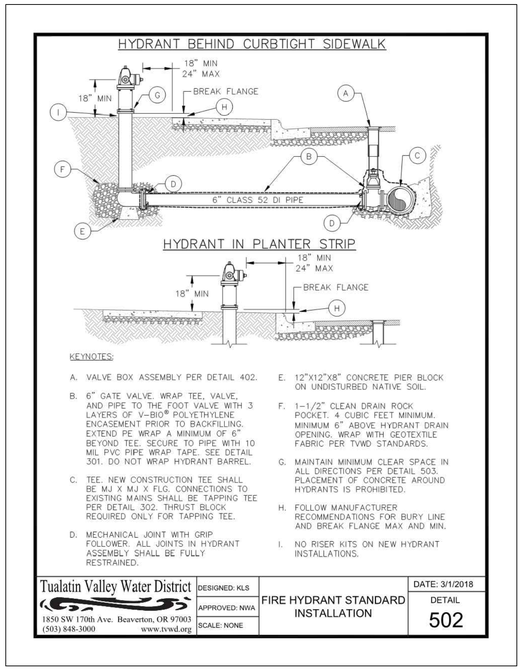
PROJECT NO.
15055

04.17.2019

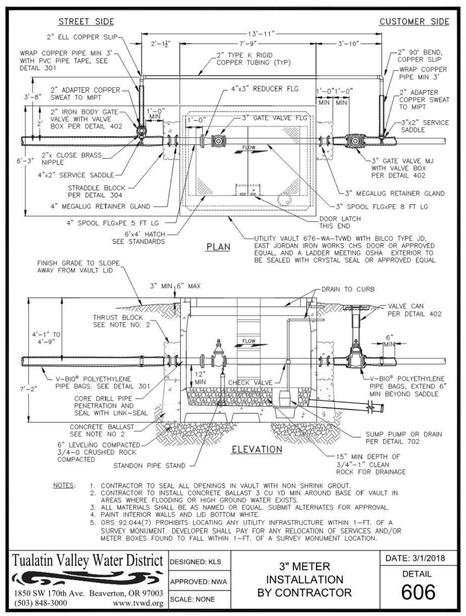
REVISIONS: #

NOTE: DRAWINGS ARE AT HALF SCALE WHEN PRINTED AT 11X17

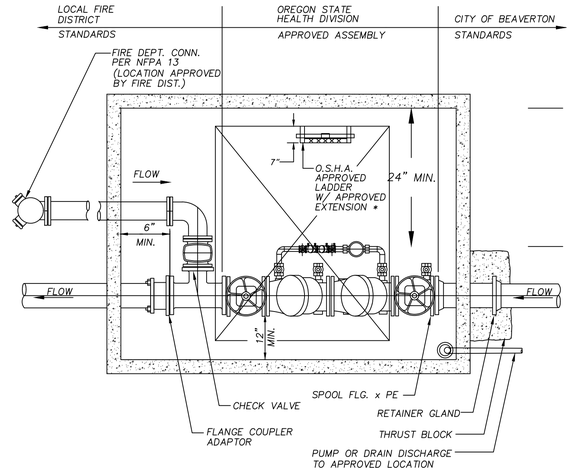
C5.00



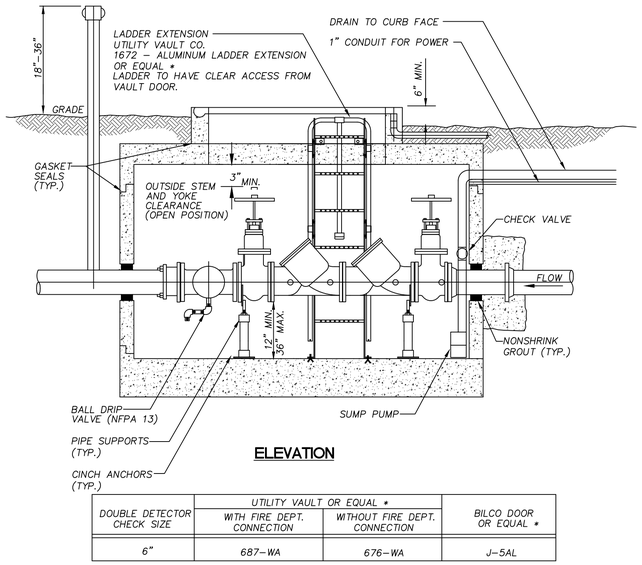
8 FIRE HYDRANT
NTS



7 3" WATER METER VAULT
NTS



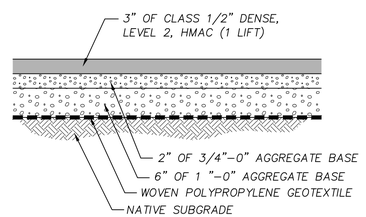
PLAN



ELEVATION

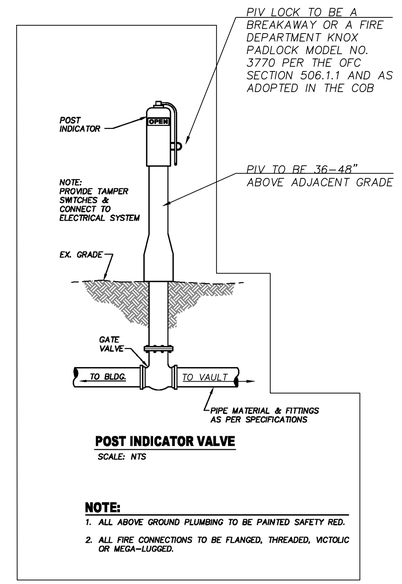
DOUBLE DETECTOR CHECK SIZE	UTILITY VAULT OR EQUAL *		BILCO DOOR OR EQUAL *
	WITH FIRE DEPT. CONNECTION	WITHOUT FIRE DEPT. CONNECTION	
6"	687-WA	676-WA	J-5AL

5 FIRE SERVICE VAULT
NTS



NOTES:
1. *AGGREGATE BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557.*
2. *WOVEN POLYPROPYLENE GEOTEXTILE WITH GRAB TENSILE STRENGTH (ASTM D4632) OF AT LEAST 300 POUNDS AND PUNCTURE STRENGTH (ASTM D4833) OF AT LEAST 110 POUNDS.*
3. *FOR WET WEATHER CONSTRUCTION, REFER TO THE GEOTECHNICAL REPORT FOR PAVEMENT SECTIONS WITH CEMENT AMENDMENTS, AS REQUIRED.*

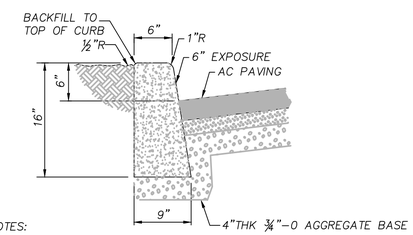
4 ASPHALT PAVEMENT SECTION
NTS



POST INDICATOR VALVE
SCALE: NTS

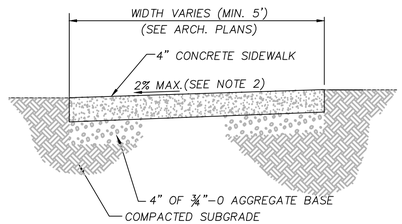
NOTE:
1. *ALL ABOVE GROUND PLUMBING TO BE PAINTED SAFETY RED.*
2. *ALL FIRE CONNECTIONS TO BE FLANGED, THREADED, VICTOLIC OR MEGA-LUGGED.*

3 POST INDICATOR VALVE
NTS



NOTES:
1. *CONCRETE SHALL BE 4000 PSI @ 28 DAYS.*

2 CONCRETE CURB (PRIVATE)
NTS



NOTE:
1. *CONCRETE SHALL BE 4000 PSI, SLUMP RANGE 3" TO 5".*
2. *2% MAX CONSTRUCTED. 1.5% DESIGN UNLESS OTHERWISE NOTED*

1 CONCRETE SIDEWALK (PRIVATE)
NTS

REGISTERED PROFESSIONAL ENGINEER
64500
OREGON
JUNE 1, 2011
WILLIAM G. BRANNAN
EXPIRES 12-31-19

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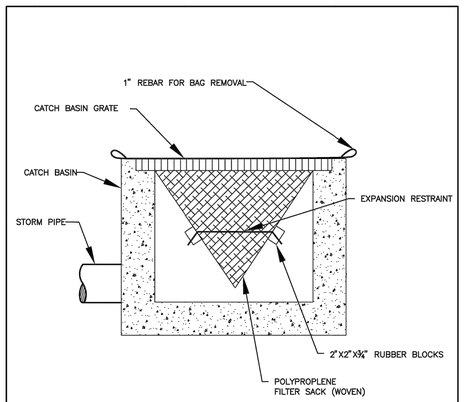
CIVIL DETAILS

PROJECT NO.
15055

04.17.2019

REVISIONS: 4

C5.01



WOVEN POLYPROPLENE SACK

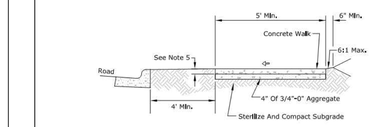
NOTE:

1. RECESSED CURB INLET CATCH BASINS MUST BE BLOCKED WHEN USING FILTER FABRIC INLET SACKS. SIZE OF FILTER FABRIC INLET SACKS TO BE DETERMINED BY MANUFACTURER.

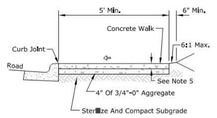
INLET PROTECTION TYPE 5

DETAIL DRAWING 4–19 REVISED 01–09

6 FILTER FABRIC INLET PROTECTION
NTS



SIDEWALK AWAY FROM CURB



SIDEWALK ADJACENT TO CURB

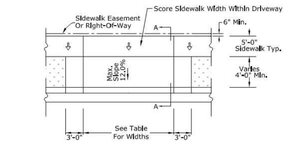
LEGEND:
Slope 1.5% Max Design
Slope 2% Max Finish Grade

Notes:

1. Use Oregon Commercial Grade Concrete Per Section 00440.
2. Panel Dimensions To Be Nominal 5 Feet Or As Directed By Engineer. Trowel Finish (shlined) Perimeters Of Each Panel. Broom Finish All Panels.
3. Place Expansion Joints Adjacent To Driveway Approaches, Utility Vaults, Drainage Inlets, Sidewalk Ramps, Curb Joints And At Spacing Not To Exceed 100 Feet.
4. Trowel Surfaces At Curb Joints With A Minimum 1/2" Radius.
5. Place 4" Thick Sidewalk. Place 6" Thick Sidewalk When Sidewalk Is Intended As A Portion Of Driveway, Or As Directed By The Engineer.
6. Extend Drain Blockouts In Curbs To Back Of Sidewalk With 3" Dia. Plastic Pipe At 2% Max. Slope. Install Construction Joint Over Pipe.
7. At Each CG-30 And CG-48 Inlet Location, Place A 10 Ft. Long #4 Bar Centered Between Back Of The Inlet Structure And Back Of Walk. Install Joints And Rebar At Direction Of Engineer.
8. Design Slopes May Be Exceeded To Fit Existing Conditions, Not To Exceed Finish Grade Slope.

WASHINGTON COUNTY DEPARTMENT OF LAND USE & TRANSPORTATION ENGINEERING SECTION	P.C. CONCRETE SIDEWALK DETAIL	
PLOT STAMP: 07/23/18 4:13P ANTHONYD CAD: 2110ZDWG	EFFECTIVE DATE: 8/01/2018	WASH. CO. # 2110

4 STANDARD PUBLIC CONCRETE SIDEWALK
NTS



PLAN
SIDEWALK AWAY FROM CURB

See Dwg. 1010 For Driveway Pavement Section

LEGEND:
Slope 1.5% Max Design
Slope 2% Max Finish Grade

SECTION A-A
Not to Scale

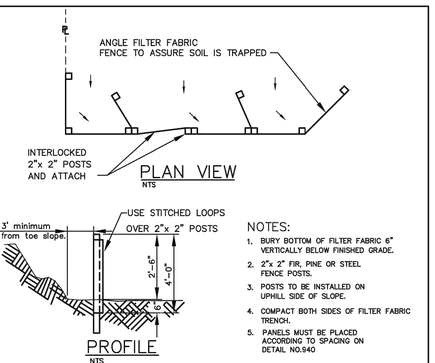
DRIVEWAY WIDTH TABLE		
LOT FRONTAGE WIDTH	MINIMUM DRIVEWAY WIDTH	MAXIMUM DRIVEWAY WIDTH
Up To 50 Feet	12 Feet	24 Feet
From 51 Feet To 60 Feet	12 Feet	24 Feet + 1 Foot Per Foot Of Lot Frontage In Excess Of 50 Feet
Greater Than 60 Feet	12 Feet	35 Feet

NOTES: RESIDENTIAL DRIVEWAYS

1) Use Oregon Commercial Grade Concrete Per Section 00440.
2) Trowel Curb Joints With A Minimum 1/2" Radius Along Back Of Curb.
3) Place 1/2" Premolded Asphalt Impregnated Material Or Equal. Expansion Joints Extend From Subgrade To Finish Grade. Provide At Cold Joints, End Of Driveways And Each Side Of Inlet Structures.
4) Space Contraction Joints At A Max. Of 10'.
5) Design Slopes May Be Exceeded To Fit Existing Conditions, Not To Exceed Finish Grade Slope.

WASHINGTON COUNTY DEPARTMENT OF LAND USE & TRANSPORTATION ENGINEERING SECTION	RESIDENTIAL DRIVEWAY APPROACH (WITH PLANTER STRIP)	
PLOT STAMP: 07/23/18 3:49P ANTHONYD CAD: 1020LDWG	EFFECTIVE DATE: 8/01/2018	WASH. CO. # 1020

2 STANDARD RESIDENTIAL DRIVEWAY
NTS



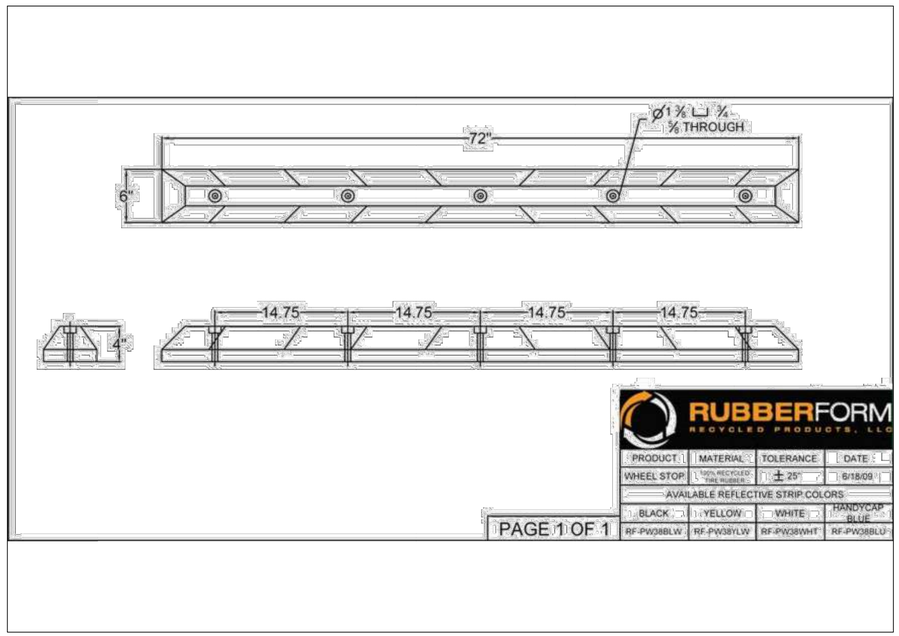
NOTES:

1. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
2. 2"x 2" FIR, PINE OR STEEL FENCE POSTS.
3. POSTS TO BE INSTALLED ON UPHILL SIDE OF SLOPE.
4. COMPACT BOTH SIDES OF FILTER FABRIC TRENCH.
5. PANELS MUST BE PLACED ACCORDING TO SPACING ON DETAIL NO.940

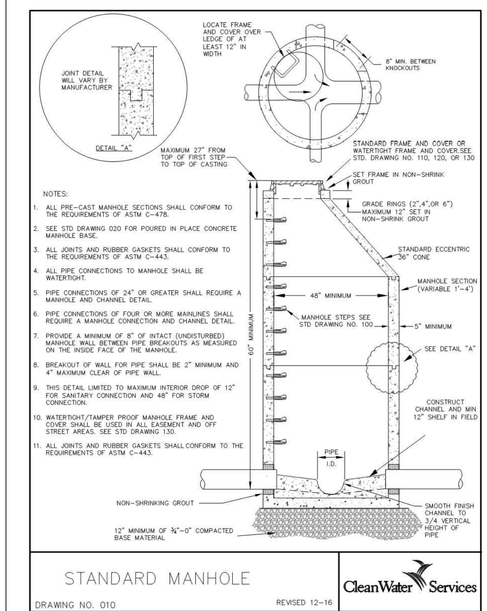
SEDIMENT FENCE

DETAIL DRAWING 4–23 REVISED 01–09

5 SEDIMENT FENCE
NTS



3 RECYCLED RUBBER WHEELSTOP
NTS



NOTES:

1. ALL PRE-CAST MANHOLE SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-478.
2. SEE STD DRAWING 020 FOR POURED IN PLACE CONCRETE MANHOLE BASE.
3. ALL JOINTS AND RUBBER GASKETS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-443.
4. ALL PIPE CONNECTIONS TO MANHOLE SHALL BE WATERTIGHT.
5. PIPE CONNECTIONS OF 24" OR GREATER SHALL REQUIRE A MANHOLE AND CHANNEL DETAIL.
6. PIPE CONNECTIONS OF FOUR OR MORE MAINLINES SHALL REQUIRE A MANHOLE CONNECTION AND CHANNEL DETAIL.
7. PROVIDE A MINIMUM OF 8" OF INTACT (UNDISTURBED) MANHOLE WALL BETWEEN PIPE BREAKOUTS AS MEASURED ON THE INSIDE FACE OF THE MANHOLE.
8. BREAKOUT OF WALL FOR PIPE SHALL BE 2" MINIMUM AND 4" MAXIMUM CLEAR OF PIPE WALL.
9. THIS DETAIL LIMITED TO MAXIMUM INTERIOR DROP OF 12" FOR SANITARY CONNECTION AND 48" FOR STORM CONNECTION.
10. WATERTIGHT/TAMPER PROOF MANHOLE FRAME AND COVER SHALL BE USED IN ALL EASEMENT AND OFF STREET AREAS. SEE STD DRAWING 130.
11. ALL JOINTS AND RUBBER GASKETS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-443.

STANDARD MANHOLE

DRAWING NO. 010 REVISED 12-16

CleanWater Services

1 STANDARD MANHOLE
NTS

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BEAVERTON, OREGON

COMMUNITY PARTNERS FOR AFFORDABLE HOUSING

LAND USE REVIEW

CIVIL DETAILS

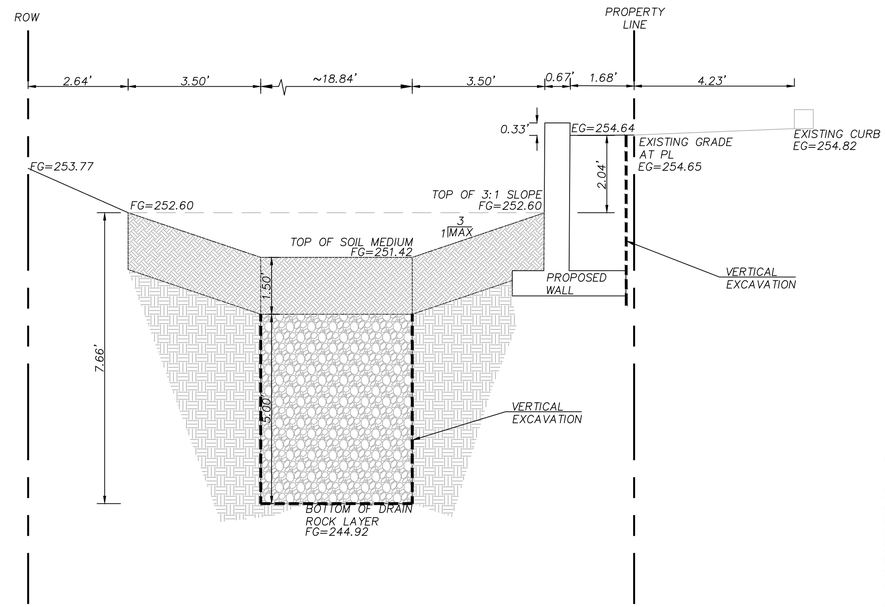
PROJECT NO. 15055

04.17.2019

REVISIONS: #

NOTE: DRAWINGS ARE AT HALF SCALE WHEN PRINTED AT 11X17

C5.02



1 STORMWATER FACILITY CONSTRUCTION SLOPE
NTS

REGISTERED PROFESSIONAL ENGINEER
64500
OREGON
JUNE 1, 2011
WILLIAM G. BRANNAM
EXPIRES 12-31-19

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www.carletonhart.com

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COMMUNITY PARTNERS FOR AFFORDABLE HOUSING

LAND USE REVIEW

CIVIL DETAILS

PROJECT NO.
15055

04.17.2019

REVISIONS: #

C5.03